

FOR SALE

2084 Valleydale Road
Birmingham, AL 35244



Kyle Church

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DEAL PROFILE



List Price:	\$1,585,000
Parcel ID:	10 9 30 0 001 016.001
Acreage:	1.9 acres
Sq. footage:	~6,600 sf
Parking:	76 spaces

Property Highlights

This rare investment or owner-occupied opportunity features a 6,600 SF building situated on 1.9 acres along highly traveled Valleydale Road. The property offers exceptional visibility with traffic counts exceeding 21,000 vehicles per day, making it ideal for a wide range of commercial uses. Conveniently located with easy access to I-65, Highway 31, and Highway 119, the site is positioned in one of the area's most accessible corridors. The building is readily convertible for medical, office, or other professional uses, providing flexibility for investors or end users alike. With strong frontage, accessibility, and redevelopment potential, this property presents a unique opportunity in a highly desirable location.



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Rendering



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Site Plan

Serendipity Hill - Conditional Use Application



Site Plan

1. Existing building footprint to remain.
2. Dumpster enclosure with roof at existing concrete pad.
3. Entrance to be widened. See Traffic Study for additional information.
4. ADA parking to be reconfigured to include three (3) accessible spaces. New, compliant curb ramps to be installed.
5. Existing parking total (After ADA adjustments) = 76. Per Article 11 in Zoning Ordinance and our discussion in the pre-app meeting, the new parking requirement is governed by the following:

Auditorium, arena, stadium, theatre, churches, concert hall, and other spectator facilities requires **0.35 spaces times the seating capacity.**

Event Space Capacity = 179 occupants per Building Code.

$179 \times 0.35 = 62.65$ spaces required.

General Office/Back of House functions requires **1 space per 250 sf of floor area.**

$2,447 \text{ SF} / 250 \text{ SF} \times 1 = 9.78$ space required.

Total required = 72.43 (73)

Total provided = 76

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Floor Plan

Key

1. Riser Room
2. Event Space
3. Men's ADA Restroom
4. Women's ADA Restroom
5. Unisex ADA Restroom
6. Catering Preparation
7. Janitor's Closet
8. Flower Preparation
9. Mechanical/Electrical Room
10. Table & Chair Storage
11. Office
12. Meeting Rooms

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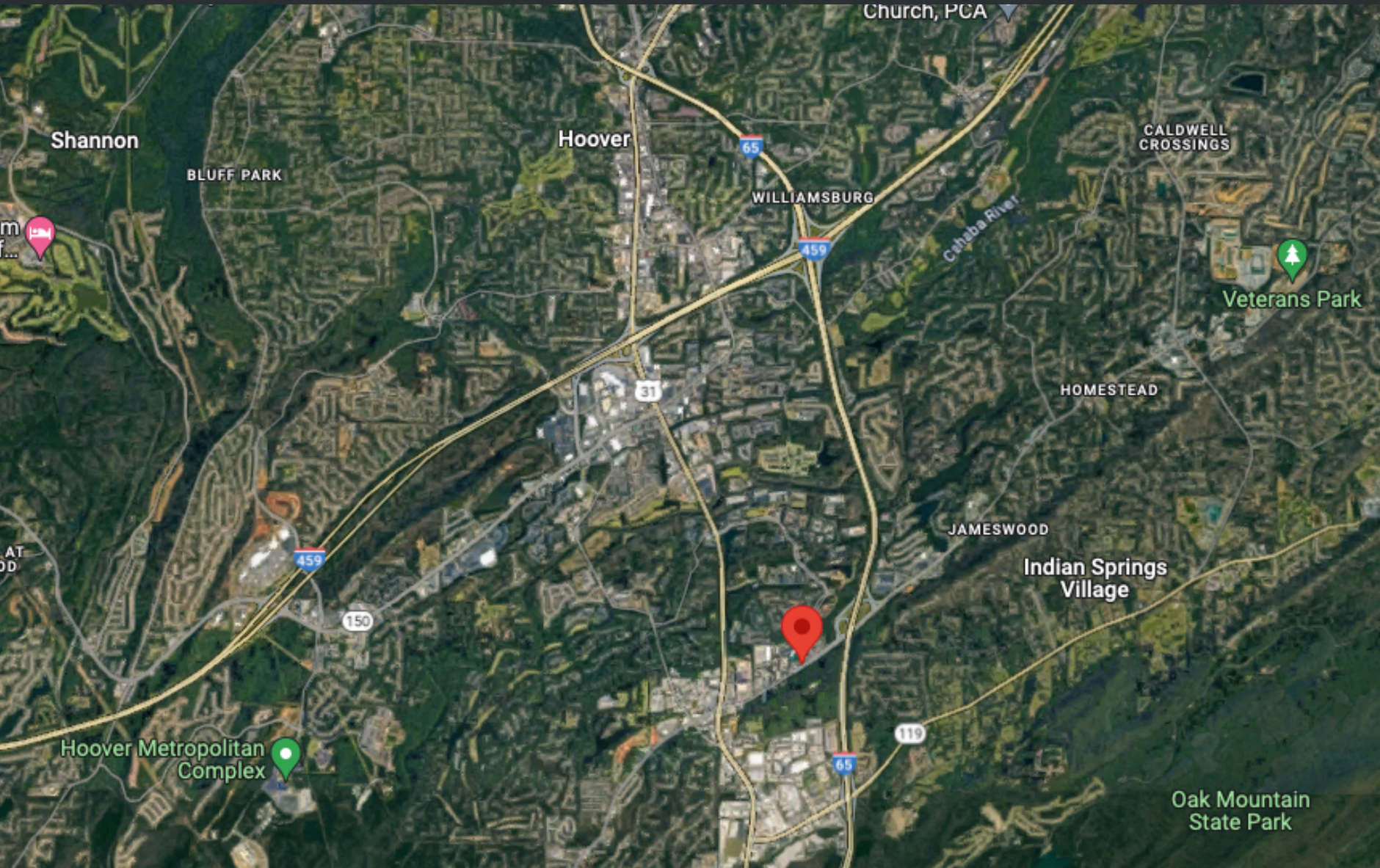


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