

BANK OWNED—BUILDING FOR SALE



**NOW ONLY
\$345,000**

741 Volare Drive—Pelham, AL 35124

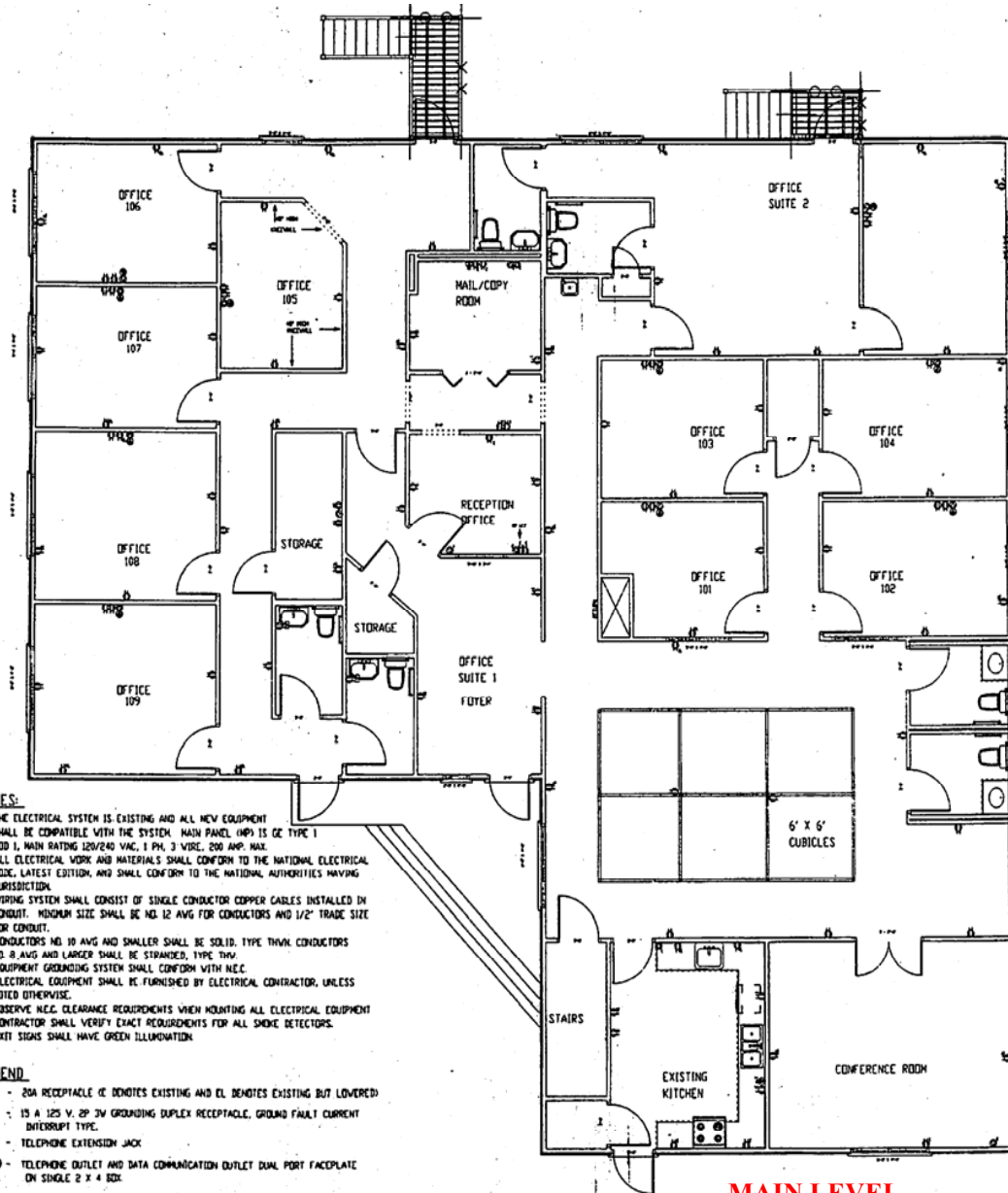
- ~~Purchase for only \$700,000~~ **REDUCED TO ONLY \$345,000 (BANK OWNED PROPERTY)**
- This 7,260± Sq. Ft. two story building is located across from the Pelham/Riverchase Publix Shopping Center
- The main level is 4,610± Sq. Ft. and contains 3 suites
- The lower level is 2,650± Sq. Ft. and contains 2 suites
- Just off Valleydale Road. Near the old 84 Lumber building—Riverchase area



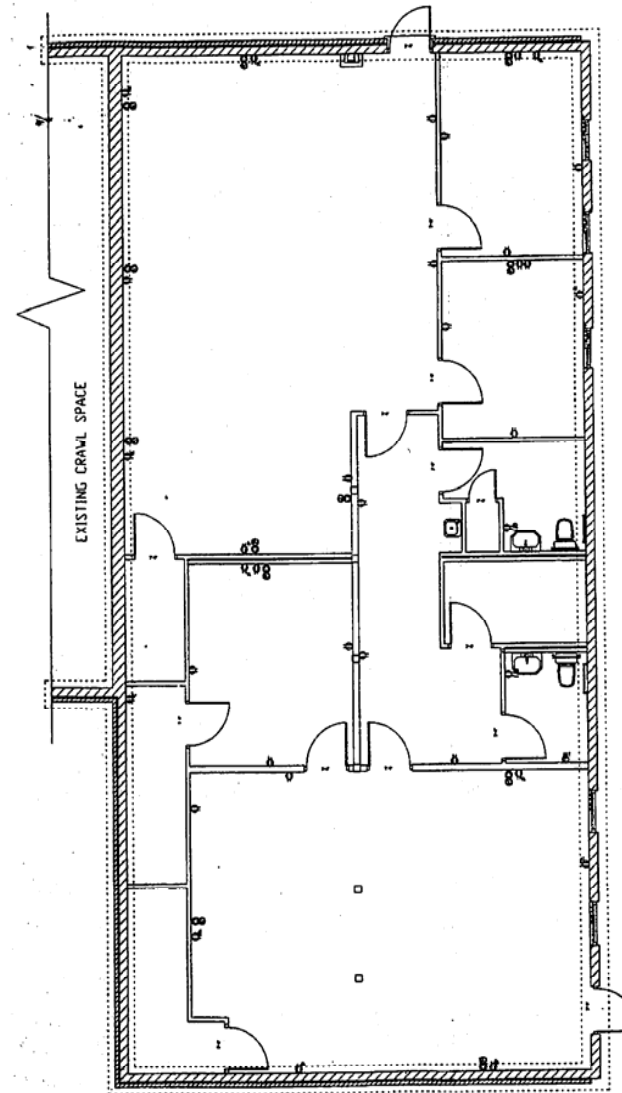
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Information deemed reliable but not guaranteed.

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MAIN LEVEL



LOWER LEVEL

NOTES:

1. THE ELECTRICAL SYSTEM IS EXISTING AND ALL NEW EQUIPMENT SHALL BE COMPATIBLE WITH THE SYSTEM. MAIN PANEL (MP) IS CE TYPE 1 MFD 1, MAIN RATING 120/240 VAC, 1 PH, 3 WIRE, 200 AMP. MAIN.
2. ALL ELECTRICAL WORK AND MATERIALS SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND SHALL CONFORM TO THE NATIONAL AUTHORITIES HAVING JURISDICTION.
3. WIRING SYSTEM SHALL CONSIST OF SINGLE CONDUCTOR COPPER CABLES INSTALLED IN CONDUIT. MINIMUM SIZE SHALL BE NO. 12 AWG FOR CONDUCTORS AND 1/2" TRADE SIZE FOR CONDUIT.
4. CONDUCTORS NO. 10 AWG AND SMALLER SHALL BE SOLID, TYPE THHN CONDUCTORS NO. 8 AWG AND LARGER SHALL BE STRANDED, TYPE THW.
5. EQUIPMENT GROUNDING SYSTEM SHALL CONFORM WITH N.E.C.
6. ELECTRICAL EQUIPMENT SHALL BE FURNISHED BY ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
7. OBSERVE N.E.C. CLEARANCE REQUIREMENTS WHEN MOUNTING ALL ELECTRICAL EQUIPMENT.
8. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS FOR ALL SMOKE DETECTORS.
9. EXIT SIGNS SHALL HAVE GREEN ILLUMINATION.

LEGEND:

- ⊖ - 20A RECEPTACLE (E) DENOTES EXISTING AND (L) DENOTES EXISTING BUT LOWERED
- ⊕ - 15 A 125 V. 2P 2W GROUNDING DUPLEX RECEPTACLE, GROUND FAULT CURRENT INTERRUPT TYPE.
- ⊙ - TELEPHONE EXTENSION JACK
- ⊗ - TELEPHONE OUTLET AND DATA COMMUNICATION OUTLET DUAL PORT FACEPLATE ON SINGLE 2 X 4 BOX.

