

FREE STANDING OFFICE BLDG FOR SALE OR LEASE



2 Vance Street—Pelham, AL 35124

- Purchase for \$179,000 or lease for \$1,900 per month + utilities (possible to subdivide—call for more details)
- 2,300± Sq. Ft. total
- Three floors (10 offices total)
 - **Main floor (900± Sq. Ft.)**—four offices, kitchen, two restrooms and a balcony. *What a neat place to sit and make your phone calls! You will feel like you're on vacation*
 - **Second floor (900± Sq. Ft.)**—four offices, kitchen, two restrooms, balcony and large fireplace
 - **Third floor (500± Sq. Ft.)**—two offices and a small balcony
- *This is a very unique building which would be perfect for an Insurance office, Attorney office or other small company.*
- *What a great, unusual setting for an office!*
- **Showings by appointment only**



R010912PP

Information deemed reliable but not guaranteed.

Contact: Terry Ponder or Glenn Ponder
850 Corporate Parkway, Suite 106
Birmingham, AL 35242
Phone: (205)408-9911
terry@ponderproperties.com
glenn@ponderproperties.com



R010912PP

Information deemed reliable but not guaranteed.

Contact: **Terry Ponder or Glenn Ponder**
850 Corporate Parkway, Suite 106
Birmingham, AL 35242
Phone: (205)408-9911
terry@ponderproperties.com
glenn@ponderproperties.com