

FOR SALE

Alabaster YMCA

117 Plaza Cir, Alabaster, AL 35007



RED ROCK



33,730 SF Special Purpose | 3 -40 Acres

Sale Price: \$4,200,000

TRISH RUSHING, CCIM

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TOM CARRUTHERS, CCIM

Principal

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tcarruthers@redrockrg.com

RACHEL ROMANO

Broker

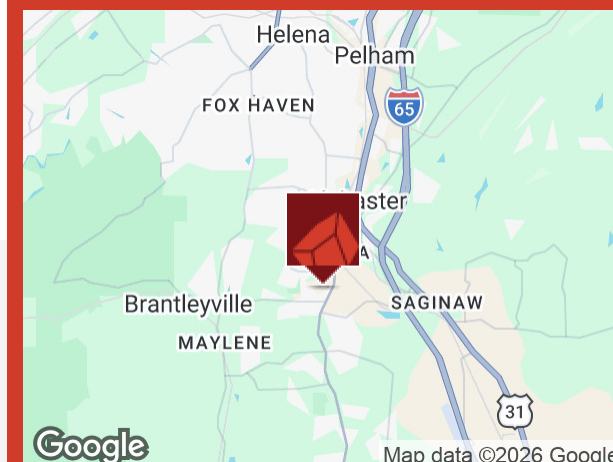
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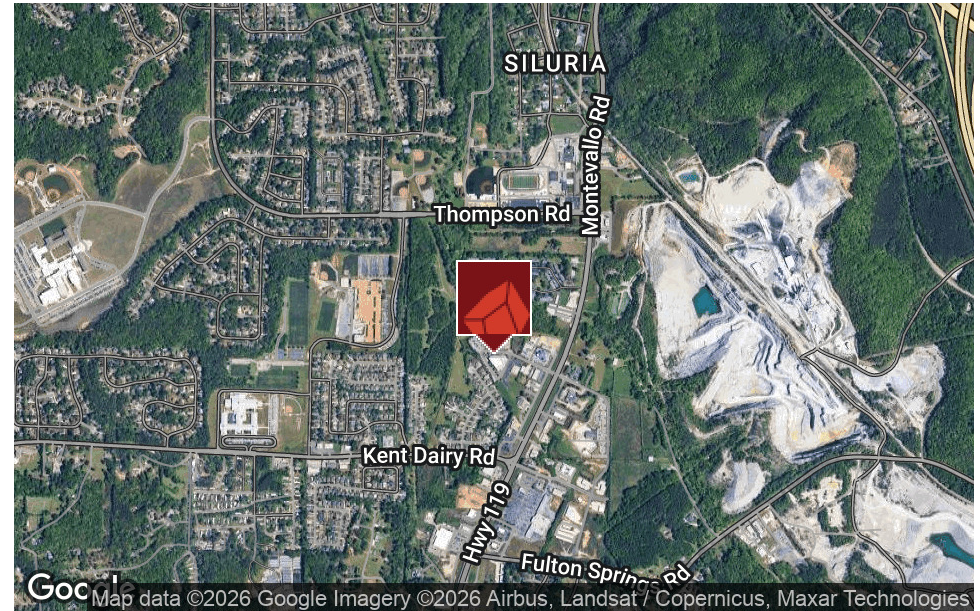
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1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

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PROPERTY OVERVIEW

+/-33,730 sf former YMCA facility on 3 acres of land. Additional land up to 40 total acres are available, call for pricing.

The facility features: 2 story office, admin and class room building with locker rooms and hot spa, 1.5 story fitness facility with saunas, child care facilities, 1/2 court gym with 2 pickleball courts, fully sprinkle, Olympic size swimming pool with full ramp access.

Excellent opportunity for a school, gym, church or other special purpose user to back fill. Property could also be converted into large corporate flex office with the fitness building being utilized as warehouse space.

PROPERTY HIGHLIGHTS

- Ideal for school or special purpose use
- Spacious classrooms and common areas
- Ample parking for staff and visitors
- Convenient access to major roads and highways
- Flexible layout for various educational programs
- Opportunity for expansion and growth

OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	33,730 SF
Price / SF:	\$124.52

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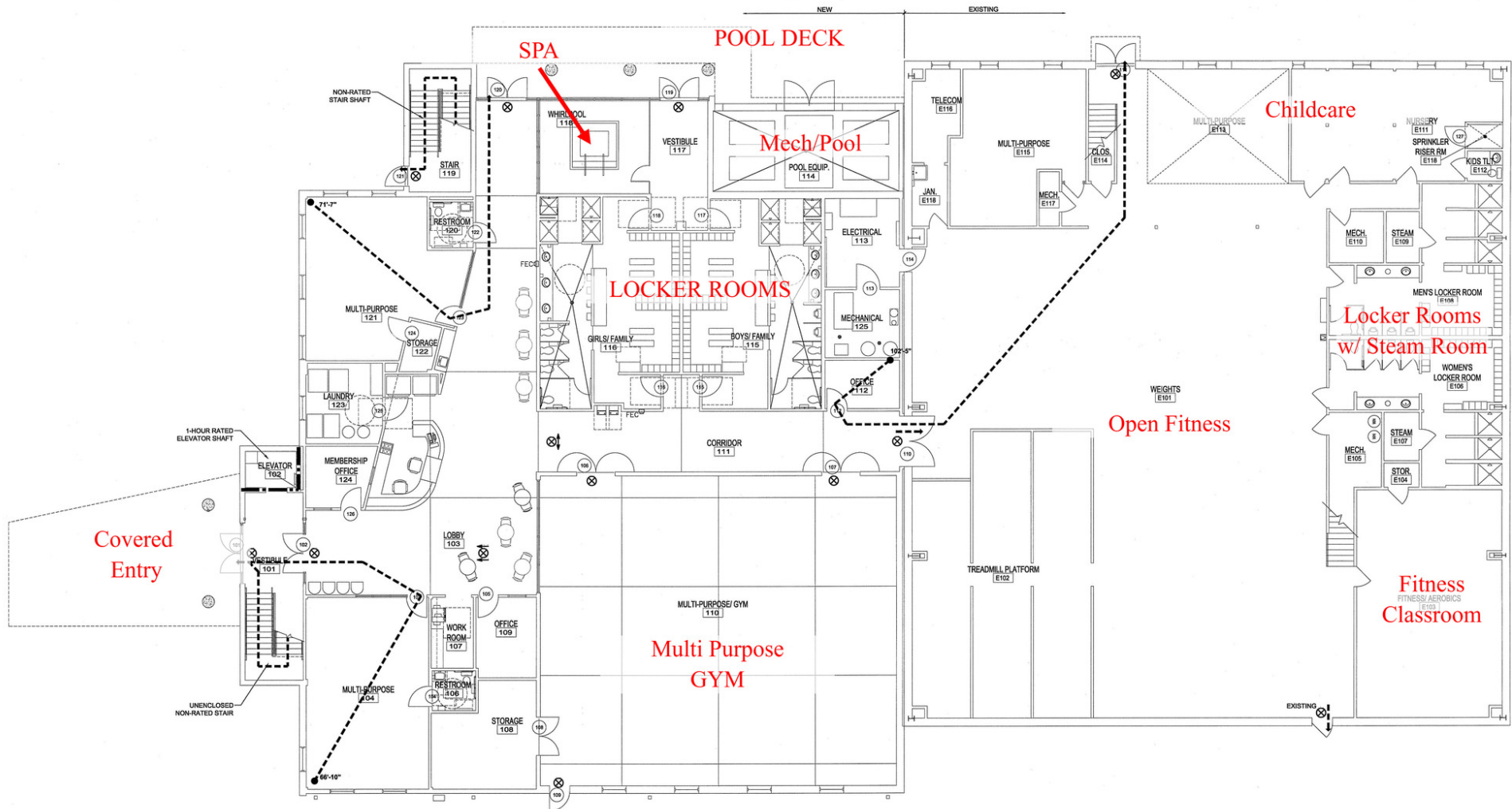


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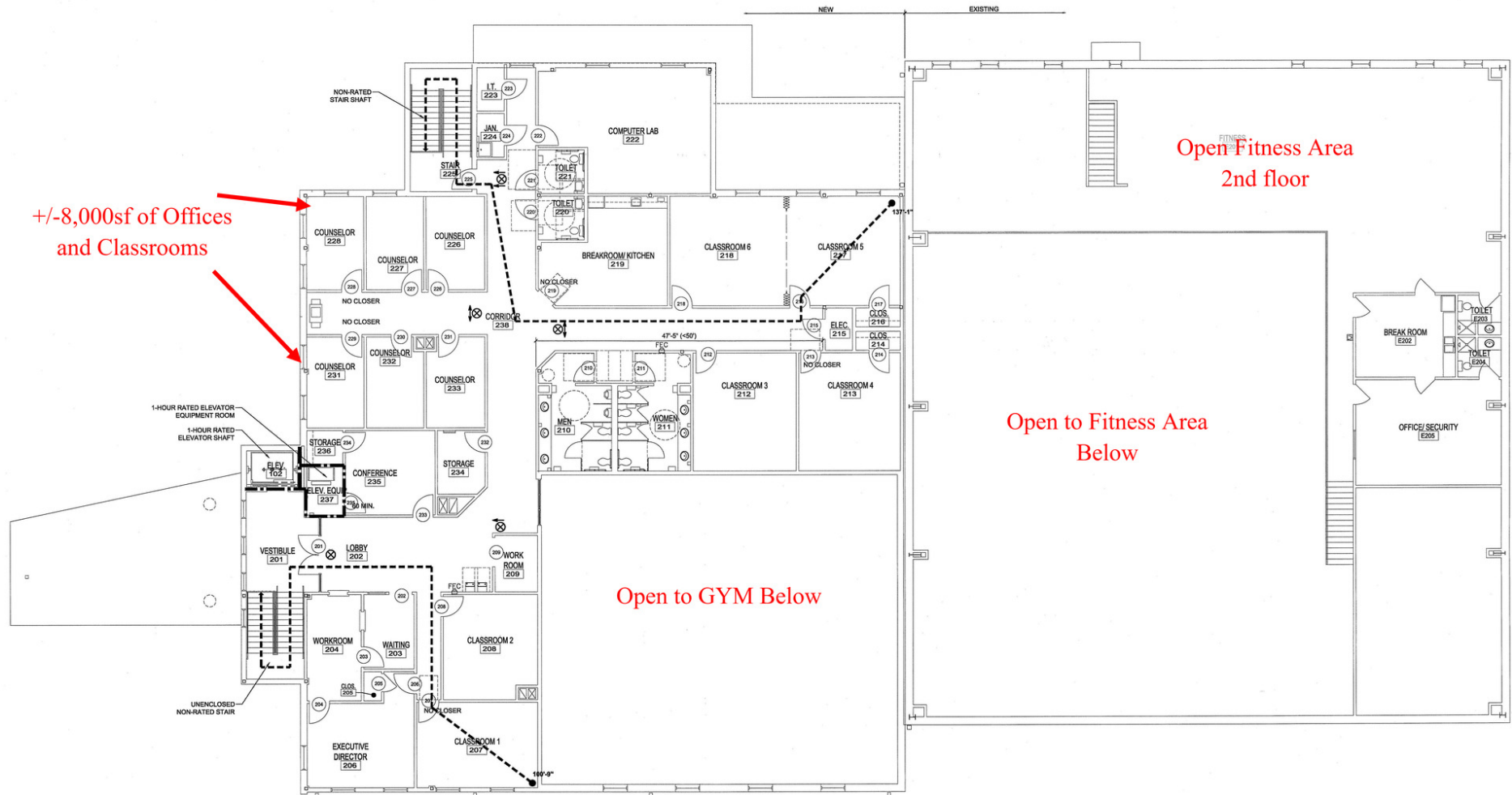


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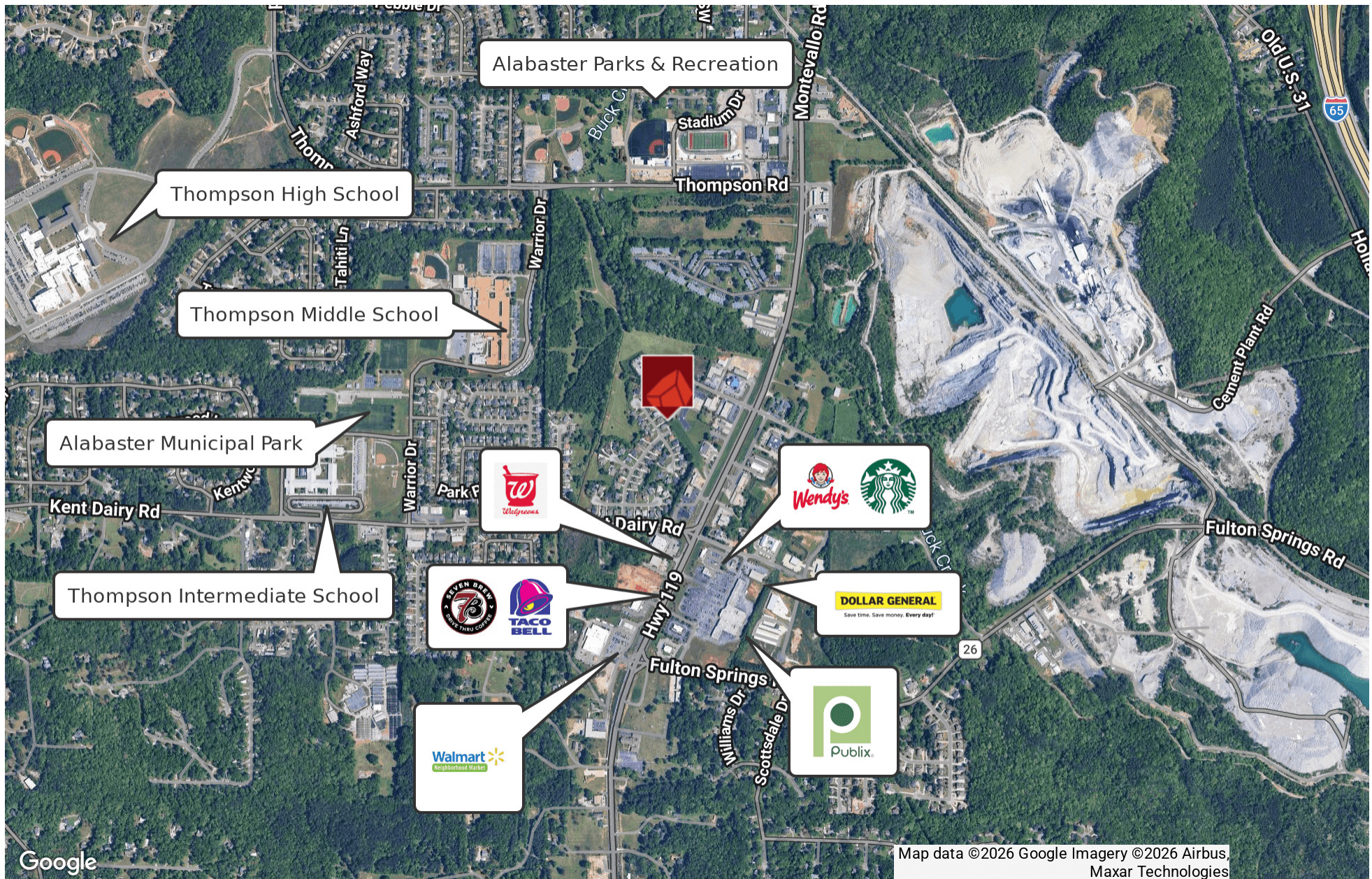


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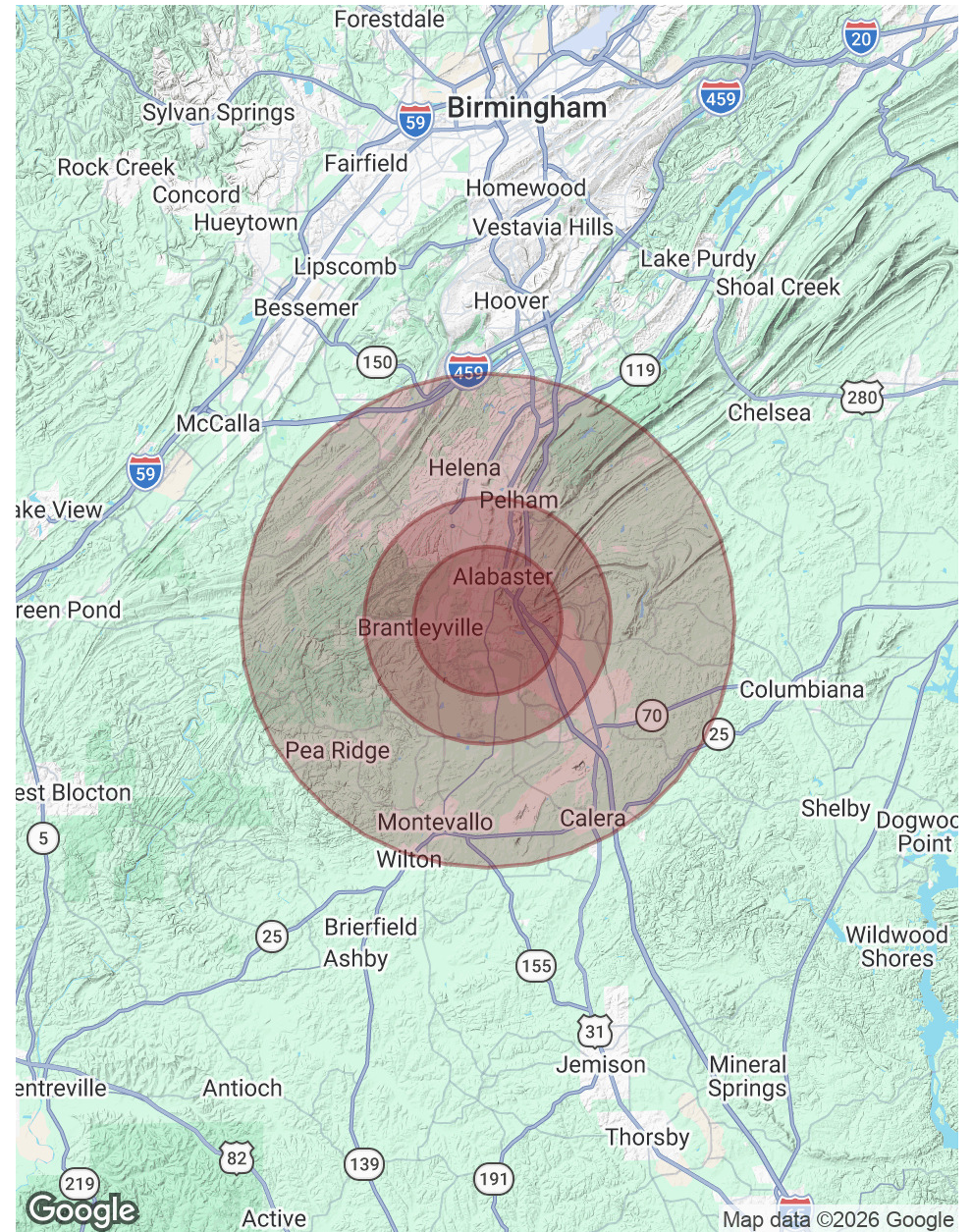
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	30,034	63,008	149,033
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	10,585	22,711	55,579
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$105,296	\$108,384	\$115,025
Average House Value	\$274,750	\$290,514	\$326,965

Demographics data derived from AlphaMap



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