

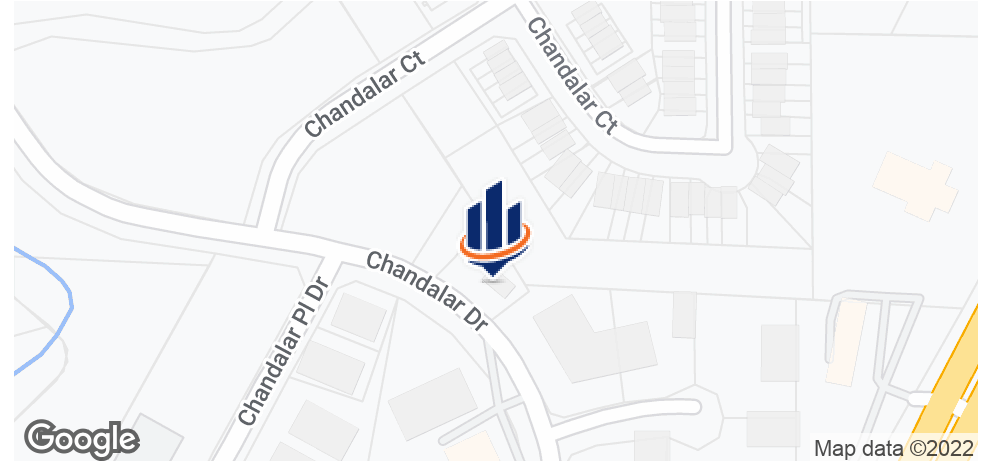


108 CHANDALAR DRIVE

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PELHAM, AL 35124

Alex Kyriazis
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Property Summary



OFFERING SUMMARY

Sale Price:	\$199,900
Lot Size:	0 SF
Year Built:	1986
Building Size:	1,260 SF
Price / SF:	\$158.65

PROPERTY OVERVIEW

Great free standing all brick office building. Perfect size for owner occupied office. Located just off Hwy 119 in Pelham by Pee Wee's Pawn, Motivated Movers, Ninos Italian Restaurant and Cahaba Glass.

Property has fenced in yard with outside deck and 10 parking spaces.

PROPERTY HIGHLIGHTS

- Affordable Price for Single Operator
- Own your office No Rent
- All New Vinyl Plank Flooring
- Freshly Painted

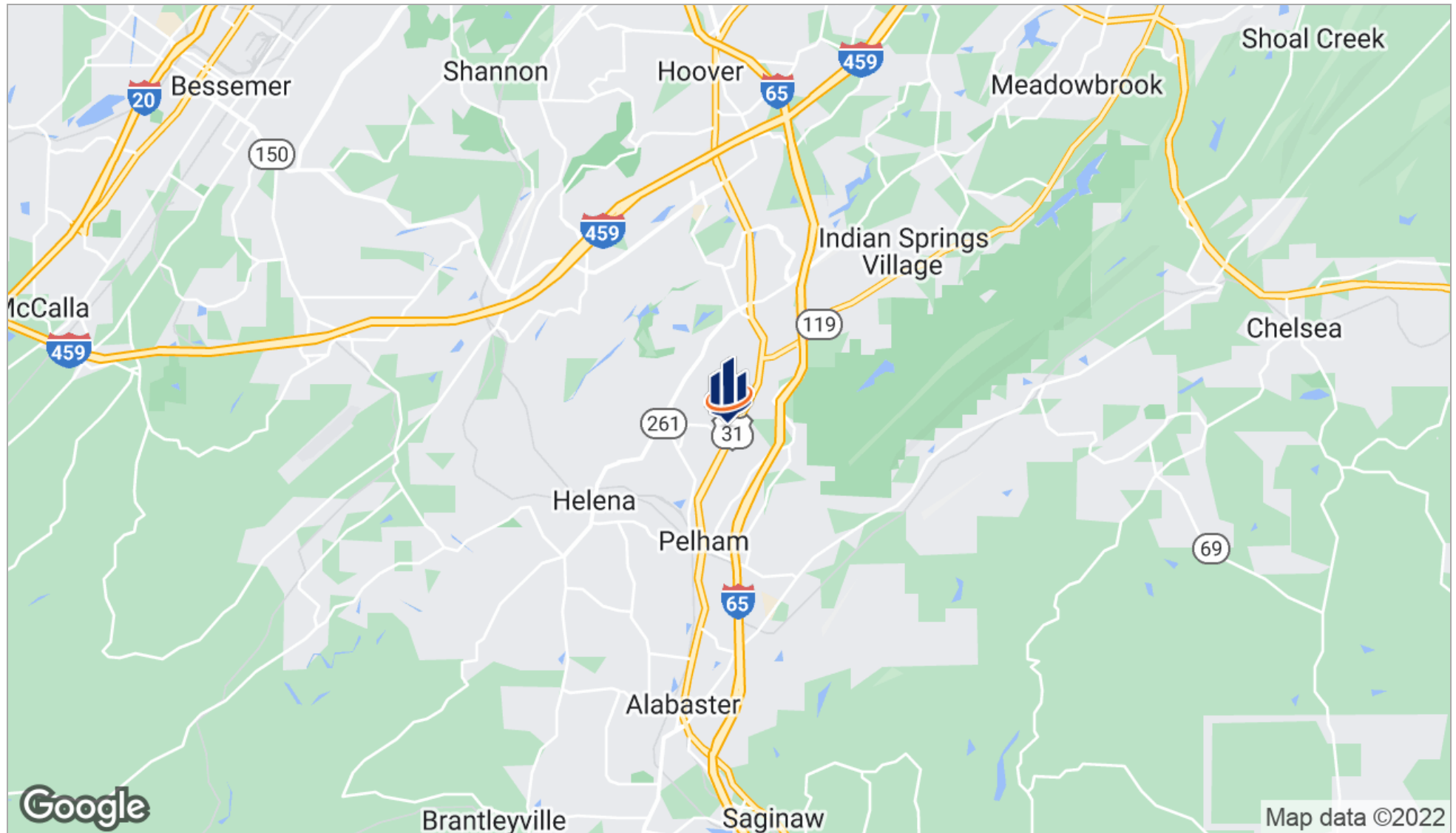
Additional Photos



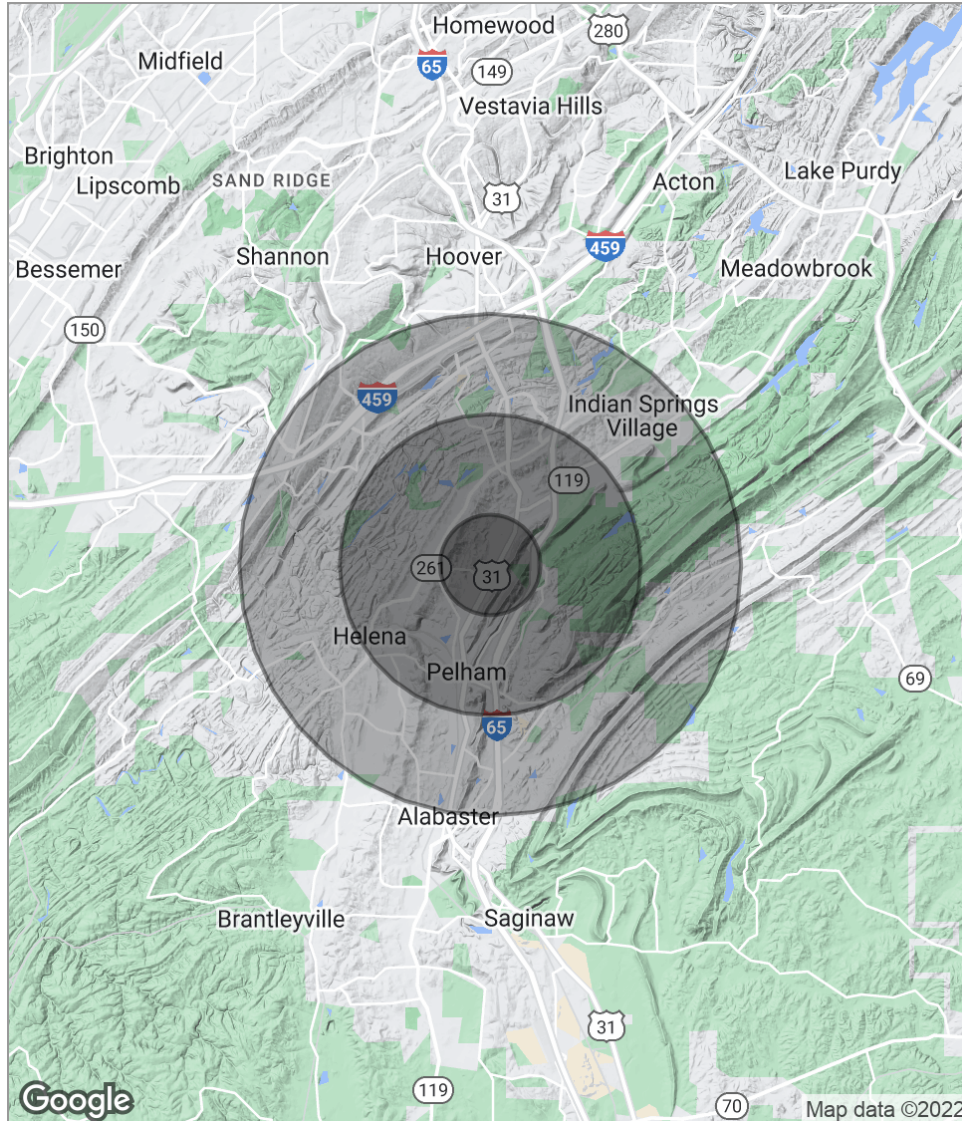
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,761	26,549	80,186
Median age	31.6	35.7	35.3
Median age [Male]	29.2	34.0	34.0
Median age [Female]	33.8	36.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,426	10,417	31,561
# of persons per HH	2.6	2.5	2.5
Average HH income	\$68,244	\$84,437	\$81,372
Average house value	\$137,532	\$193,560	\$241,870

* Demographic data derived from 2020 ACS - US Census

Advisor Bio 1



ALEX KYRIAZIS

Associate Advisor

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PROFESSIONAL BACKGROUND

Alex joined the SVN team in the Summer of 2018. He graduated the University of Alabama with a degree in Finance and a specialization in Real Estate. He brings a good work ethic to this SVN team with much knowledge in the MultiFamily area of Commercial Real Estate, as well as the Office, Retail, and Industrial fields. In his spare time, he enjoys hanging out with his friends and his girlfriend, watching Alabama Football and Basketball, and being outdoors. When it comes to tenant representation, finding a buyer for a property, or helping list a property, he is more than willing and able to satisfy your Investment and Real Estate needs in the most professional and productive manner possible.

SVN | KAHN PROPERTIES

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Advisor Bio 2



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