



DENTAL / MEDICAL OFFICE

313 Aaron Drive, Center Point

PRESENTED BY

JARED DISON

jdison@gatewaycommercial.com | 256.431.0101



GATEWAY
COMMERCIAL BROKERAGE

PROPERTY PHOTOS

313 AARON DRIVE - CENTER POINT



PROPERTY OVERVIEW

The move-in-ready office presented is fully built-out for a dental user or medical user. Situated on approximately 0.22 acres, the +/- 2,857 sf office building features a waiting and reception area, five dental rooms, lab space, x-ray room, break room with a kitchen, three bathrooms, and two offices. There are accessible plumbing hookups in all dental rooms. The office is on a crawlspace, has great visibility, signage, ample parking.

SALE FEATURES	
TOTAL SF	+/- 2,857 SF
PRICE	\$169,900
UTILITIES	Available

For More Information, Please Contact:

Jared Dison
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GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street NE, Suite 3
(256) 355-0721
Decatur, AL 35601
www.GATEWAYCOMMERCIAL.com

INTERIOR PHOTOS

313 AARON DRIVE - CENTER POINT



Waiting Area



Reception Area



Office/Clerical



Lab Space



Hallway to Dental Rooms



Reception Hallway

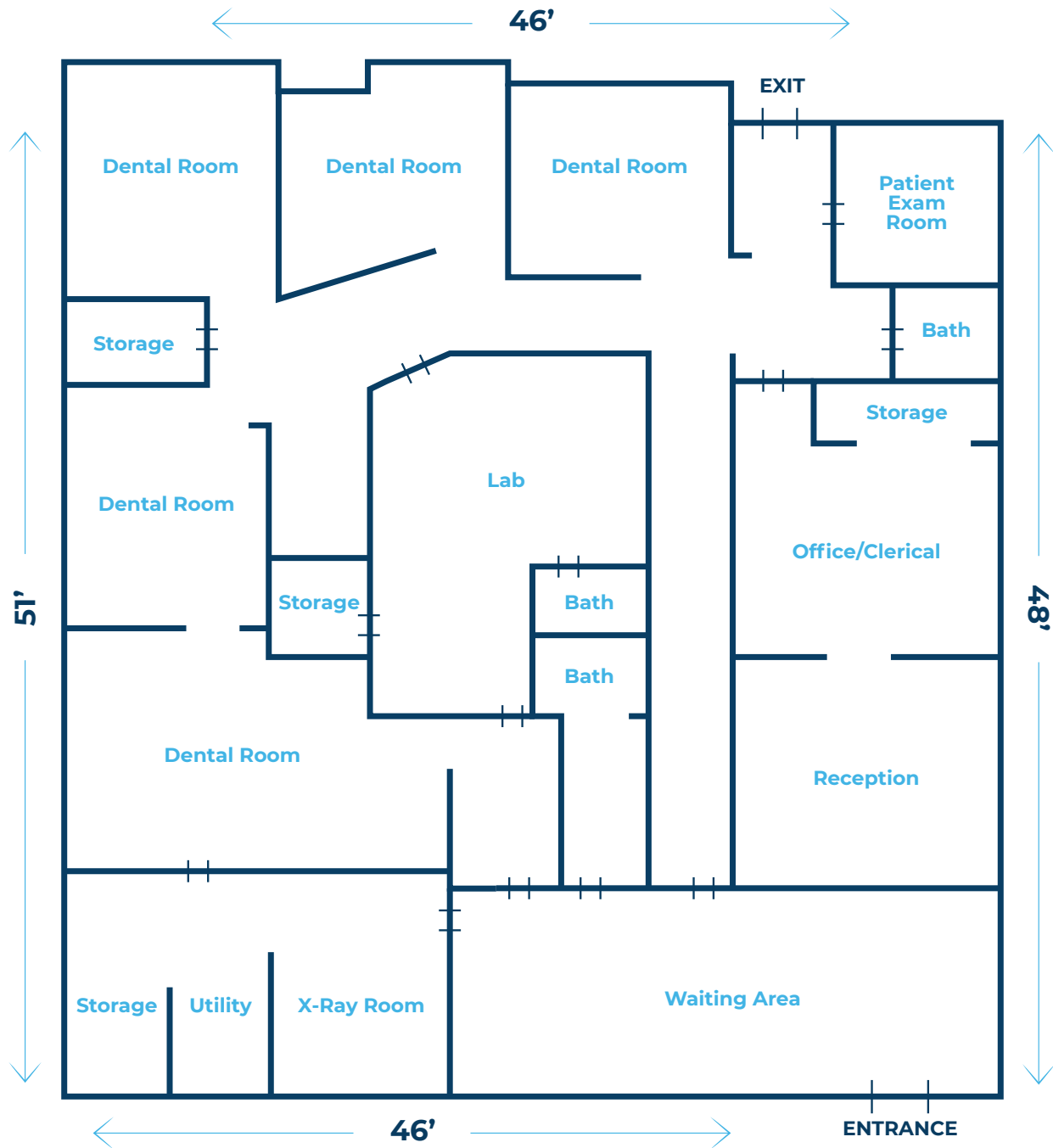
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FLOOR PLAN

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LOCATION MAP

313 AARON DRIVE - CENTER POINT



LOCATION OVERVIEW

The property presented is situated at 313 Aaron Drive directly adjacent to Birmingham Police Department's East Precinct just off Parkway East at Red Lane Road in the Roebuck community. It is surrounded by retailers and food service locations such as Walmart, Chick-Fil-A, Walgreens, McDonald's and more. Center Point is located in northeastern Jefferson County and is part of the Birmingham metropolitan area. According to the 2020 US census, 16,406 people reside in the city.

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ADVISOR BIO

313 AARON DRIVE - CENTER POINT



JARED DISON

Investor & Salesperson

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PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

EDUCATION

U.S. Army Veteran

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