



**INVESTMENT PROPERTY  
CREDIT TENANT-ALABAMA TITLE LOANS  
FOR SALE**



**823 9<sup>th</sup> Avenue No.  
BESSEMER, AL 35020**

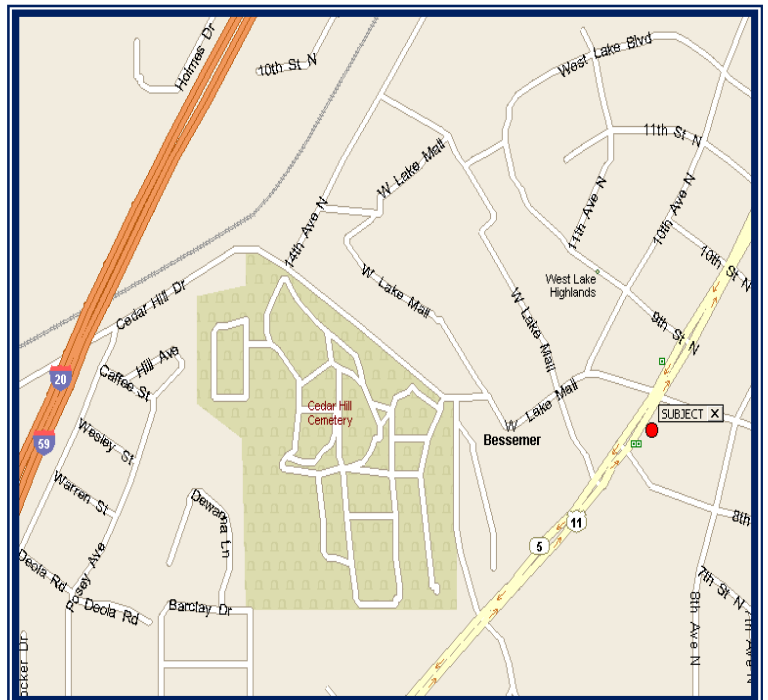
**BUILDING: 2,014+/- sq. ft.**

**LOT 21,011 sq. ft.**

**BUILT: 1986**

**FEATURES: US Title Loans  
Tenant since Aug. 2002  
NNN-LL responsible for roof  
High traffic street  
Prominent pole sign**

**PRICE: 8.0% Cap rate= \$ 569,000**



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