

2425 1ST AVE NORTH

2425 1st Ave N, Birmingham, AL 35203

MIXED USE REDEVELOPMENT PROPERTY FOR SALE



PROPERTY DESCRIPTION

Reduced from \$1,950,000!! Historic Redevelopment opportunity in the Loft District of Downtown Birmingham CBD. Ideal for mixed use, office, condo, or multifamily redevelopment.

PROPERTY HIGHLIGHTS

- Eligible for Historic Tax Credits
- Brick and Beam Construction
- Ample Natural light and great views north and south
- 7 dedicated on site parking spaces behind the building with additional parking options close by

OFFERING SUMMARY

Sale Price:	\$1,695,000
Lot Size:	13,683 SF
Building Size:	30,600 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,207	4,007	17,836
Total Population	2,182	7,551	36,886
Average HH Income	\$67,659	\$57,673	\$71,131

JOHN TALLY

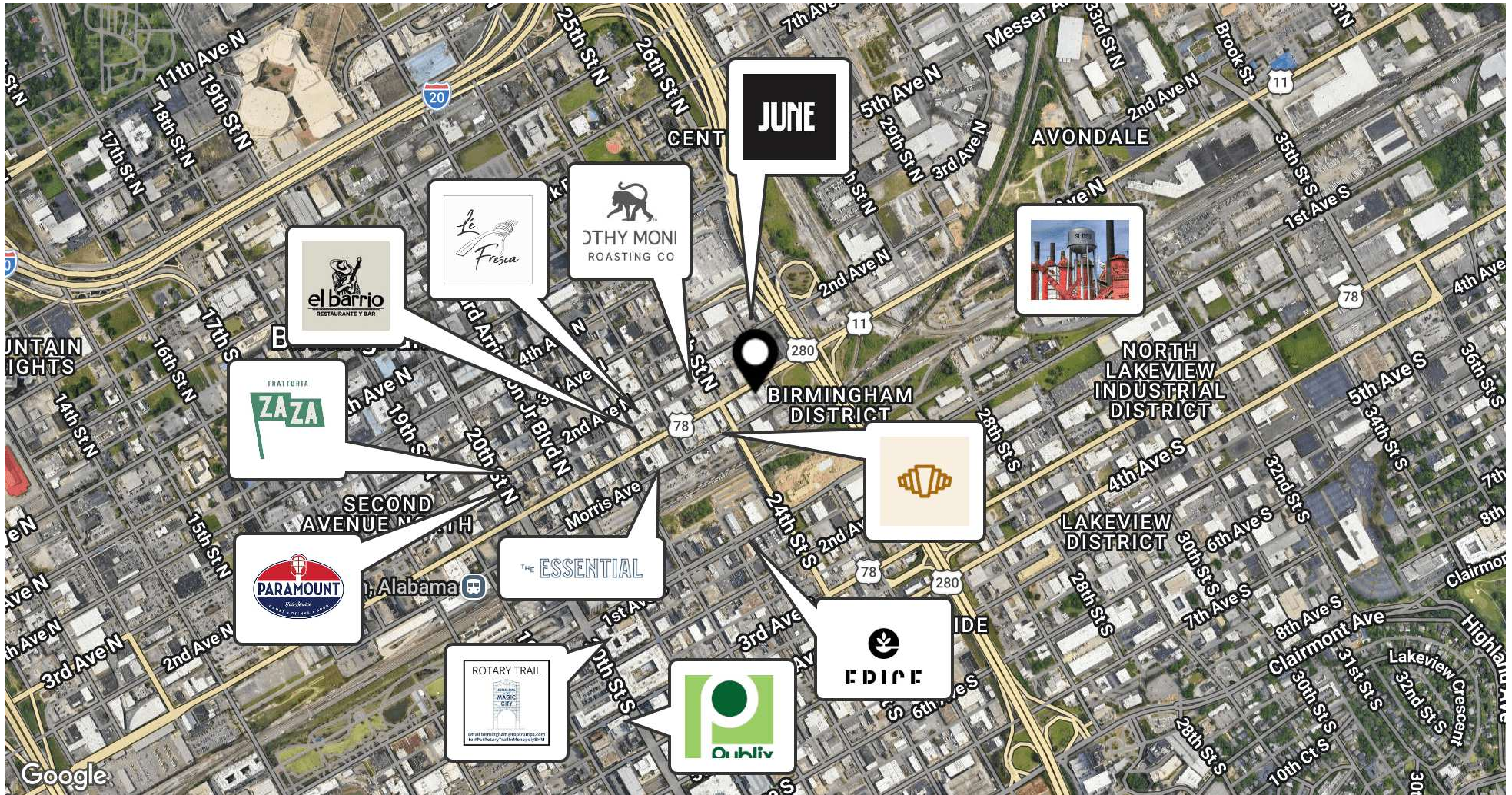
Principal and Qualifying Broker
205.757.0237
John@tallybhm.com

Tally

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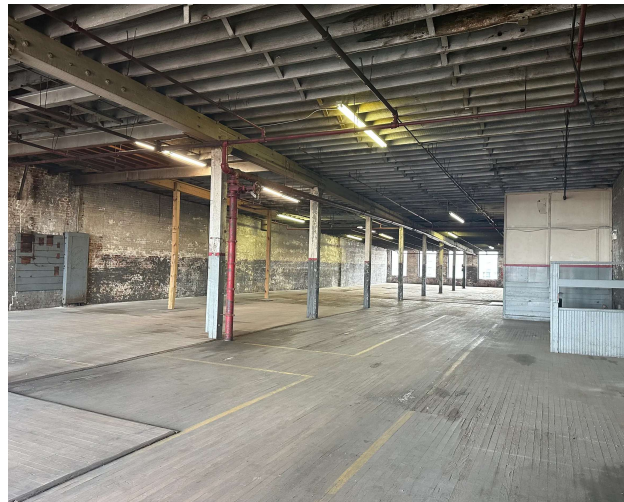
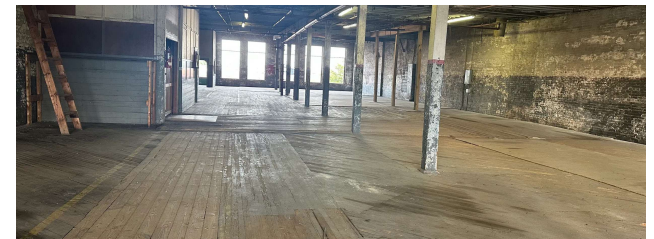
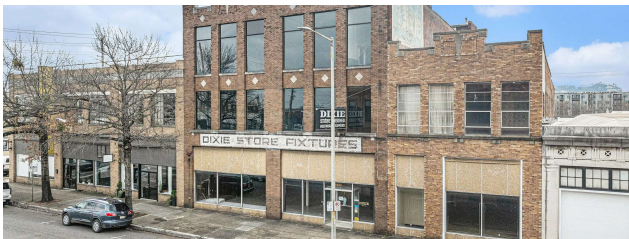
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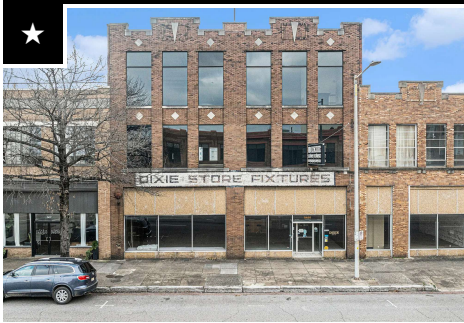
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Price: \$1,695,000 Bldg Size: 30,600 SF
Price/SF: \$55.39



MORRIS AVE WAREHOUSE

2409 Morris Ave, Birmingham, AL 35203

Price: \$2,217,560 Bldg Size: 31,480 SF
Price/SF: \$70.44



MR. BURCH

2420 1st Ave N, Birmingham, AL 35203

Price: \$2,254,675 Bldg Size: 21,000 SF
Price/SF: \$107.37



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3



2400 1ST AVE N

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Price: \$1,600,000 Bldg Size: 10,000 SF
Price/SF: \$160.00



4



BUCKEYE BUILDING

2335 Morris Ave, Birmingham, AL 35203

Price: \$850,000 Bldg Size: 8,200 SF
Price/SF: \$103.66



5



MIKES PAWN SHOP

2324 1st Ave N, Birmingham, AL 35203

Price: \$1,250,000 Bldg Size: 7,860 SF
Price/SF: \$159.03



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6



BALDONE TAILOR

2301 2nd Ave N, Birmingham, AL 35203

Price: \$930,000 Bldg Size: 9,768 SF
Price/SF: \$95.21



7



BLACK DIAMOND

2229 1st Ave N, Birmingham, AL 35203

Price: \$2,350,000 Bldg Size: 13,782 SF
Price/SF: \$170.51



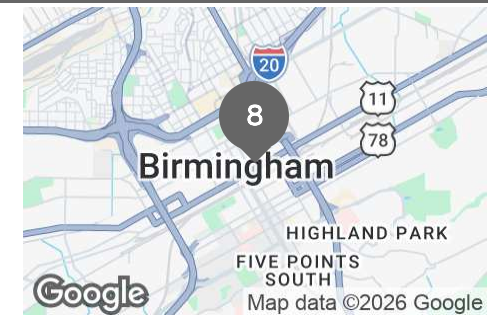
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FORMER YEILDINGS DEPARTMENT STORE

2129 2nd Ave N, Birmingham, AL 35203

Price: \$2,800,000 Bldg Size: 40,000 SF
Price/SF: \$70.00



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9



MAGIC CITY GRILL

2205 3rd Ave N, Birmingham, AL 35203

Price: \$1,660,000 Bldg Size: 10,000 SF
Price/SF: \$166.00



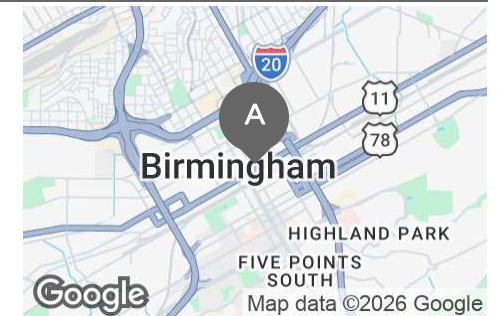
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PEPPERMINT BUILDING

2121 2nd Ave North, Birmingham, AL 35203

Price: \$3,600,000 Bldg Size: 26,000 SF
Price/SF: \$138.46



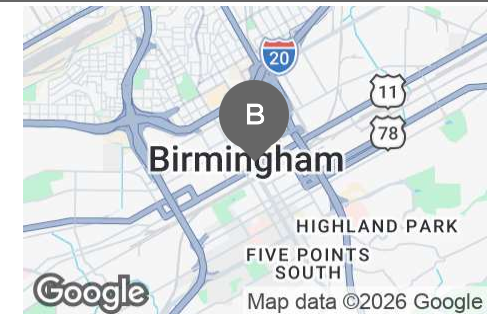
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BIRMINGHAM BAR ASSOCIATION

2021 2nd Ave North, Birmingham, AL 35203

Price: \$1,875,000 Bldg Size: 28,000 SF
Price/SF: \$66.96



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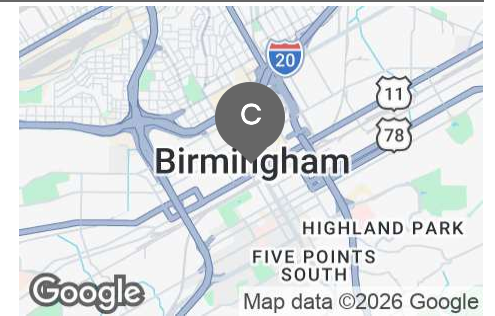
IRON AGE BUILDING

212-218 20th St North, Birmingham, AL 35203

Price: \$2,900,000 Bldg Size:

27,770 SF

Price/SF: \$104.43



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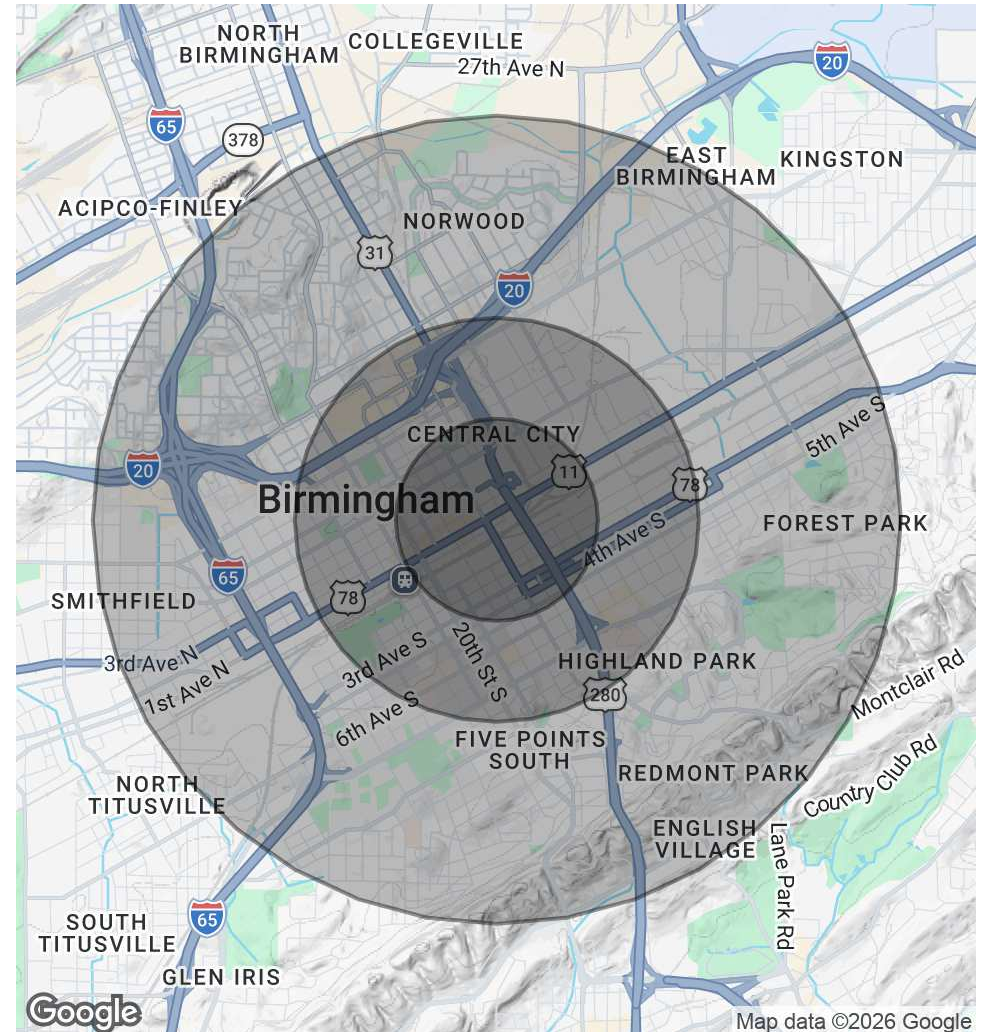
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,182	7,551	36,886
Average Age	39	36	38
Average Age (Male)	38	35	37
Average Age (Female)	41	37	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,207	4,007	17,836
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$67,659	\$57,673	\$71,131
Average House Value	\$345,849	\$320,262	\$341,504

2020 American Community Survey (ACS)



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