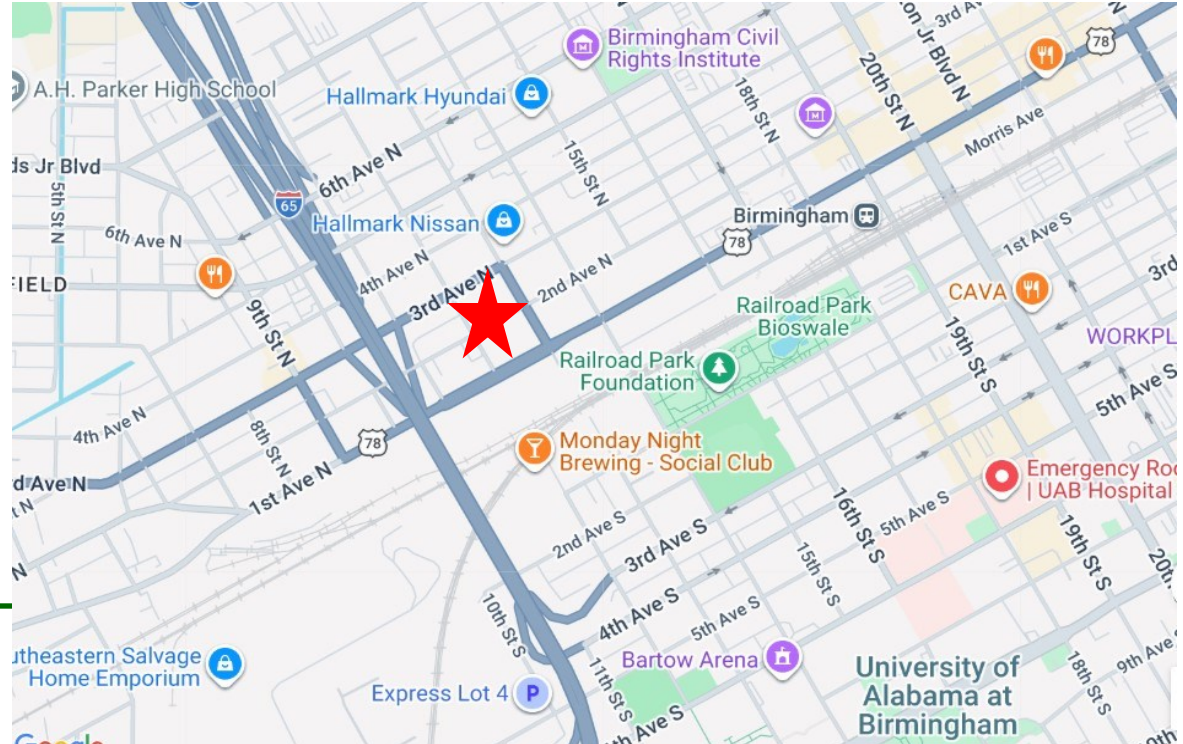


FOR SALE

+24,346 Sf BUILDING FOR SALE WAREHOUSE/SHOWROOM/OFFICE 1218 2ND AVE NORTH B'HAM, AL 35203



PROPERTY SUMMARY

Price: \$2,385,000 (\$98 psf)
Acres: +.80 (2 parcels)
Size: +24,346 Total Square feet
Address: 1218 2nd Ave N, Bham, AL
Building A: 12,492 SF;(10,852 Warehouse; 1,640 sf Office)
Building B: 11,854 SF;(9,654 Warehouse; 2,200 sf Office)
Zoning: M-1 (City of Birmingham/Switch District)
Opport Zone: Yes
Parking: 17 dedicated also Street Parking
Doors: 1 Dock High and 2 Drive in (10'x12')

Contact:

**Engel Realty Co, LLC
Attn: Dan Anderson
(205)-939-8239**

danderson@engelrealty.com

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Building Information



TOTAL SIZE +24,346 SQUARE FEET
(Common Demising Wall Connect Both Buildings)

BUILDING “A”: 12,492 SF Total:

- * +1,640 SF Office & 10,852 SF Warehouse
- * Warehouse Ceiling Height Max 18’-2”
- * Ceiling Height to Bottom of Beam: 12’-6”
- * 1– Drive in Door (10’x12’)
- * Office Heated & Cooled
- * Building is Sprinkled & Sep Metered.

BUILDING “ B”: 11,854 SF Total

- * +2,200 SF Office & 9,654 SF Warehouse/Showroom
- * Warehouse Ceiling Height Max 18-2”
- * Office Heated/Cooled (Not Req to be Sprinkled)
- * Electric Gate Entrance
- * 17 Parking Spaces inside Gate

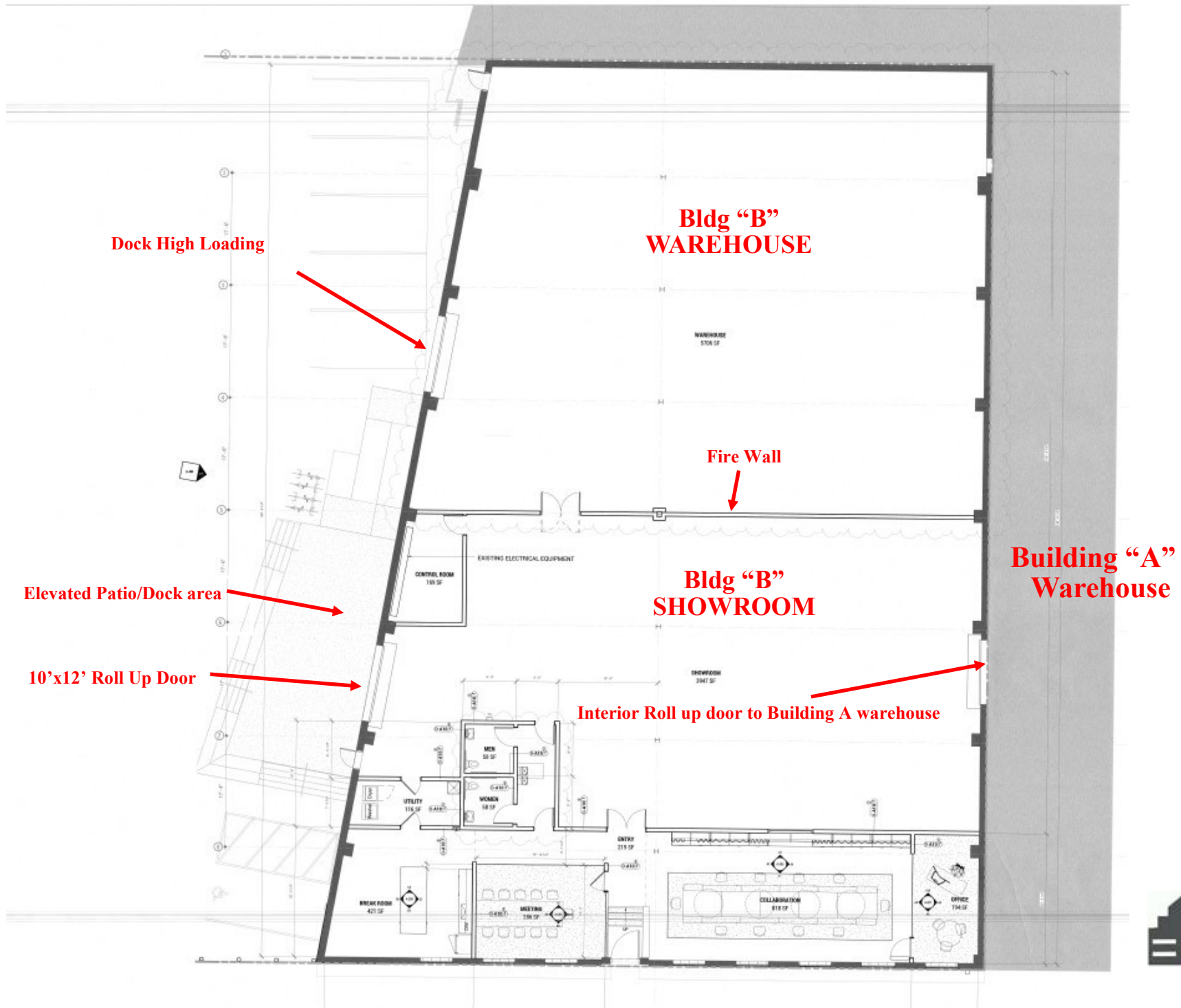
Construction: Renovated in 2021
Municipality: Birmingham (Switch District)
Zoning : M-1
Opportunity Zone: Yes

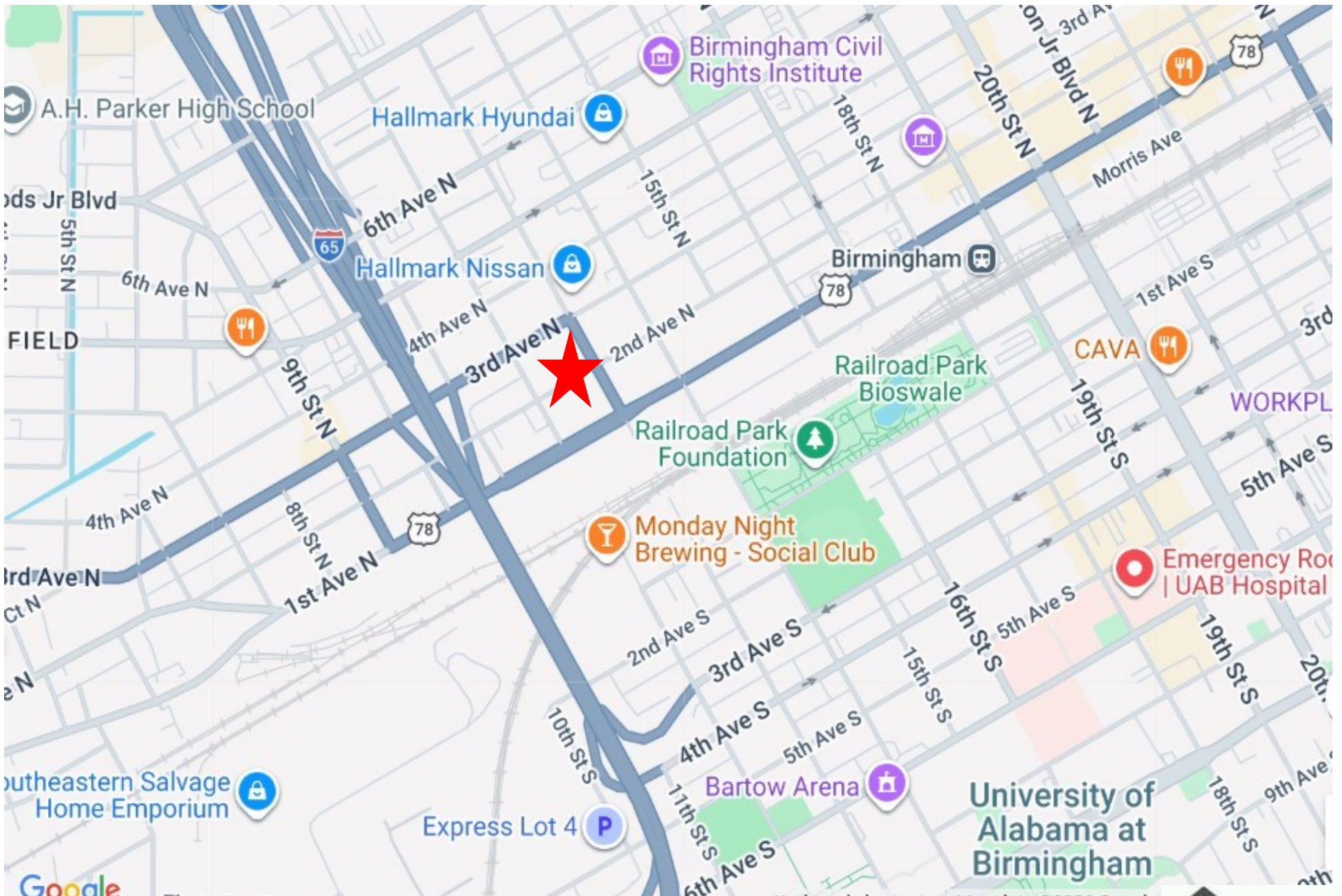
Amenities: 1 Dock High Door with opportunity to convert another roll up to Dock High.; 1-Drive In Door in bld “A”; Shower in restroom in building A Office; Lrg Break Room; Lrg Conference rm; washer dryer hookup & work area in Building B main office area. Separate Entrance, Office, ADA Restrooms; Street Parking available as well. Each Building Separately Metered.

Building "A & B" Site Plan



Building "B" Floor Plan

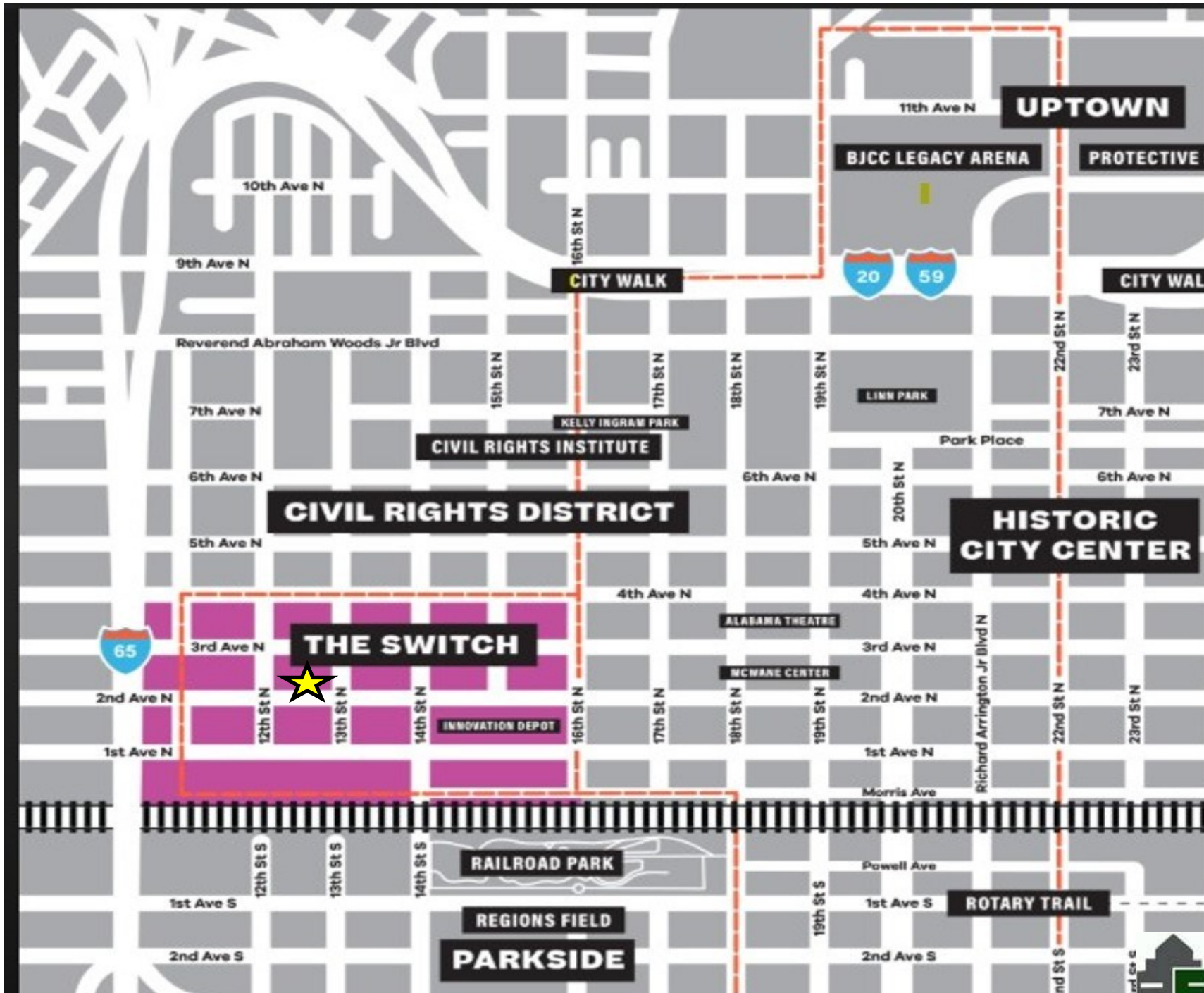


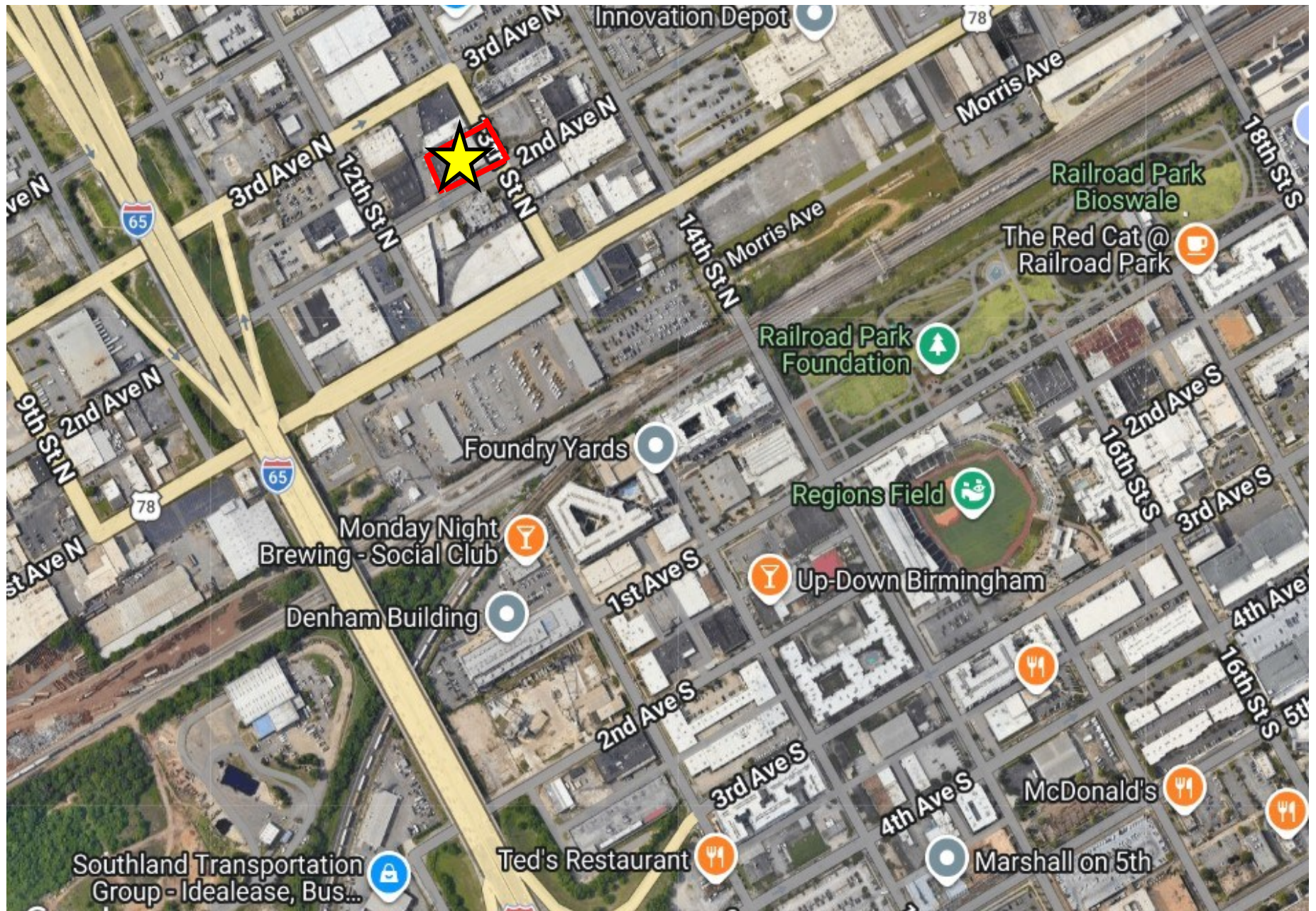


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Property Located in the “Switch District” of Birmingham





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EXTERIOR 2ND AVE NORTH

Elect Entry Gate

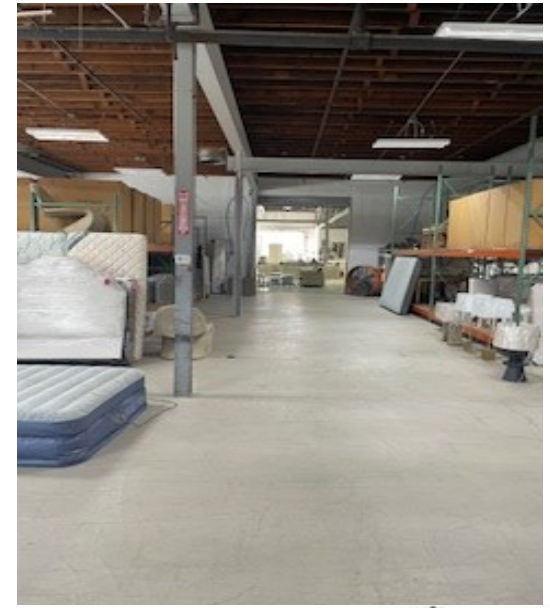
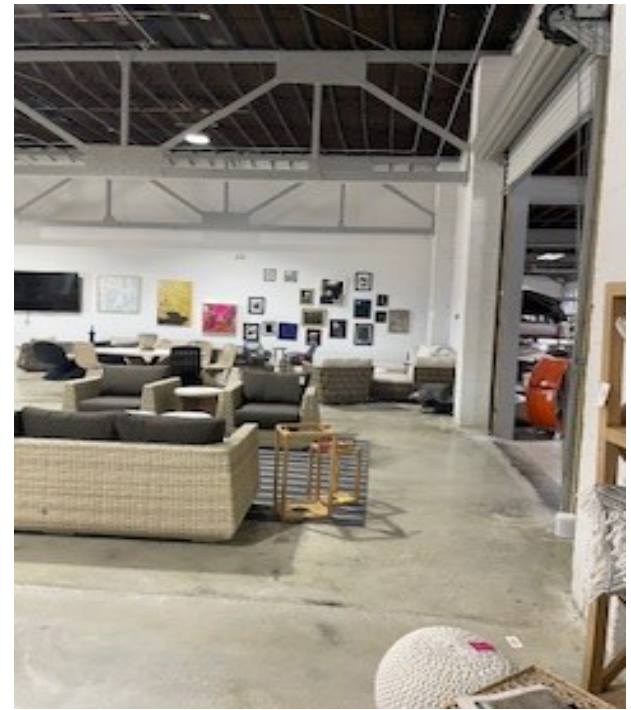
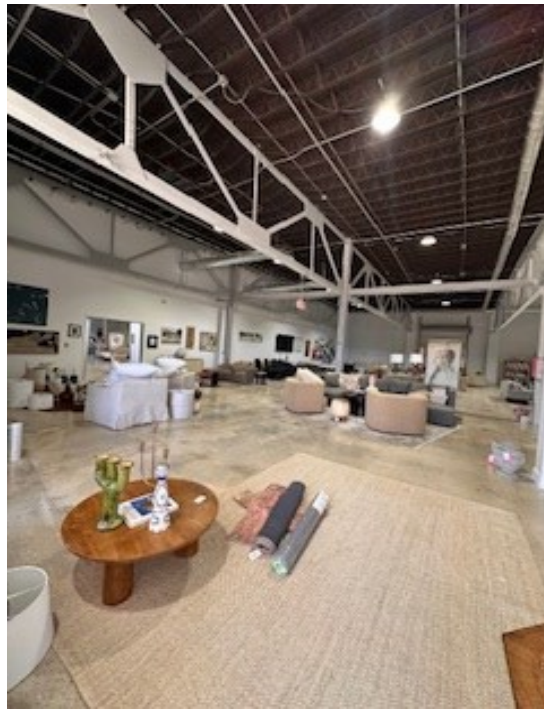


EXTERIOR 13TH ST NORTH

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Warehouse/Showroom Pics



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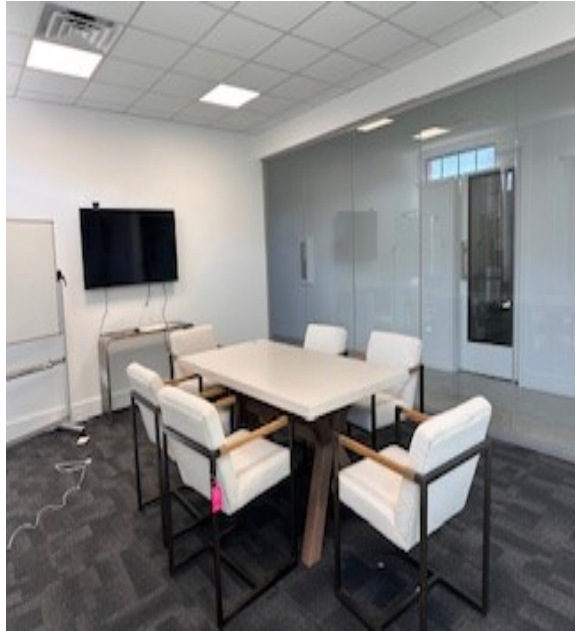
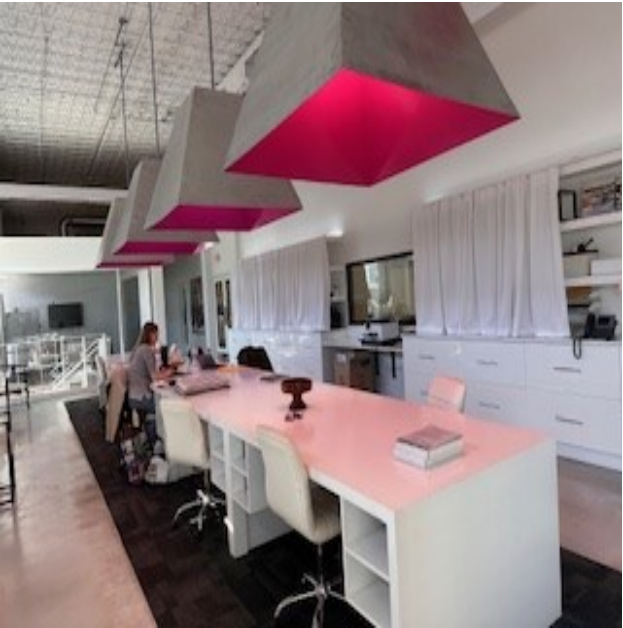
OFFICE AREA BUILDING "A"



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MAIN OFFICE AREA BUILDING "B"



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