

# MULTIFAMILY FOR SALE

**\$850,000**

2408 19<sup>th</sup> Avenue North | Birmingham, AL 35234



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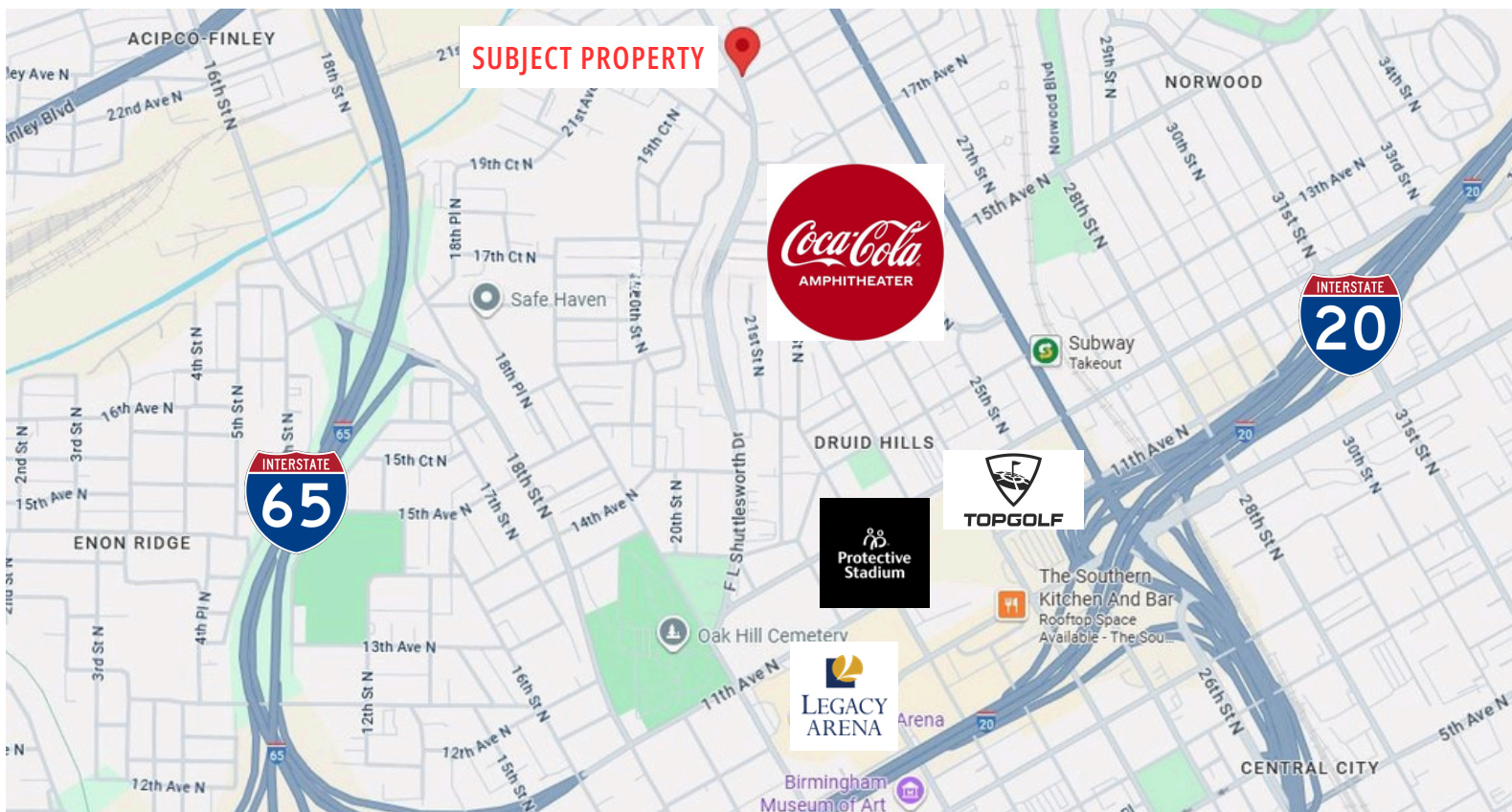
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Information deemed reliable but not guaranteed

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## Property Highlights

- This 12-unit value-add multifamily property is ideally located just 2 minutes from the Coca-Cola Amphitheater, 3 minutes from Progressive Stadium, and only 4 minutes from Downtown Birmingham.
- Built in 1978, the property offers approximately 9,984 square feet on a ±0.45-acre lot.
- All units are 2BR/1BA with washer/dryer connections and currently rented well below market rates. This property offers significant upside potential, as the area is experiencing strong growth and development.
- Property is well-maintained, featuring a durable older metal roof in good condition. Recent upgrades to all units within the past year include new flooring, plumbing, electrical systems, kitchen, bathrooms, and windows.
- All utilities are individually metered for each unit.
- Property does not currently have central heating and air, but features newer window units and is already equipped with wiring and disconnects for an HVAC system to be installed by a future owner.
- The property is currently 83% occupied, with 10 of the 12 units leased and the remaining 2 units in the lease-up phase.
- Contact broker for additional details.



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