



Discover 2301 1st Ave North, a vibrant commercial space nestled in the heart of Birmingham's historic downtown. **Sales Price: \$1,650,000**

- ✔ Condo includes a 6,000 SF vacant suite and 1,100 SF retail suite that is leased until 2028
- ✔ Fully renovated in 2023 with new kitchen, conference room, and upgraded finishes.
- ✔ Convenient parking is available in the BPA lot directly across Morris Avenue
- ✔ Excellent location on 1st Avenue North in the hottest section of Birmingham's CBD
- ✔ Access & use of roof top patio with fantastic views of downtown and southside
- ✔ Ideally situated in the walkable and charming downtown historic district

☎ (205) 937-1790

✉ libby@tessa-cre.com

☎ (205) 492-3137

✉ rich@tessa-cre.com

www.tessa-cre.com

TESSA

COMMERCIAL REAL ESTATE

OFFICE/RETAIL OPPORTUNITY FOR LEASE



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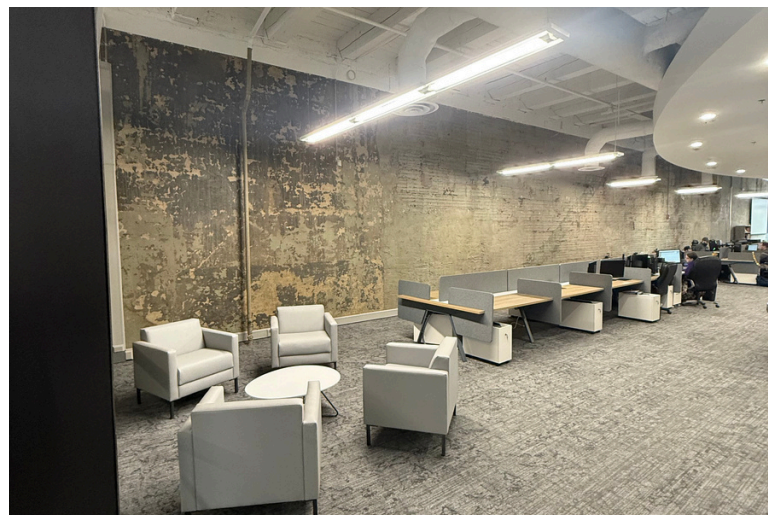
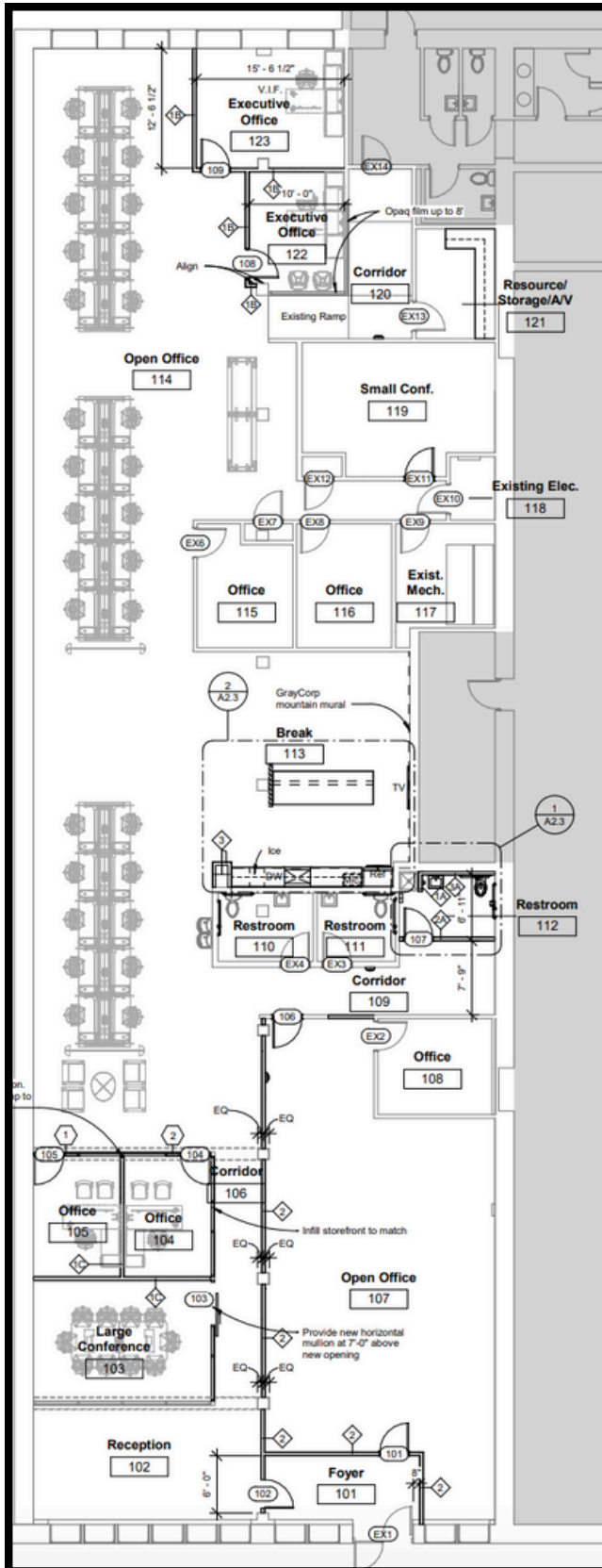
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This neighborhood boasts great amenities and residential lofts within walking distance, offering convenience and abundant street life energy.

- ✓ Paper Doll
- ✓ Hold your Horses
- ✓ Bandit Patisserie
- ✓ Mercantile on Morris
- ✓ June Coffee
- ✓ Last Call Bakery & Zephyr Barber
- ✓ Pizza Grace
- ✓ The Essential
- ✓ Armour House (resi and restaurant)
- ✓ Grounds & Basic
- ✓ Bamboo on 2nd
- ✓ Adios
- ✓ The Wine Loft
- ✓ The Collins Bar
- ✓ Sloans Whiskey
- ✓ Bocca Restaurante
- ✓ Neon Moon
- ✓ Frothy Monkey
- ✓ LaFresca
- ✓ El Barrio

All within a 5 minute walk shown on below aerial

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Within a 10 Minute Walk

RESTAURANTS

1. Bayonet
2. Bar Le Fete
3. ZaZa Trattoria
4. Cafe Dupont
5. Brick and Tin
6. Salud
7. The Pizitz Food Hall
8. Paramount
9. Helen & Bayonette
10. Yo' Mama's

HOTELS & RESIDENCES

11. Jemison Flatts (59 units)
12. City Federal (84 units)
13. The Dagny (12)
14. Gallery Lofts (33 units)
15. Athens Flatts (36 units)
16. Elyton Hotel (117 rooms)
17. Kelly Hotel (96 rooms)
18. John Hand Hotel (6 rooms)
19. Tutweiler Hotel (149)
20. Redmont Hotel (120 rooms)
21. The Frank (180 units)



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With a high-visibility storefront in a thriving, walkable neighborhood, this property offers an ideal setting for businesses aiming to establish a strong street presence. Birmingham's unique blend of modern development and historic charm creates a most inviting atmosphere. Enjoy a high walkability score of 84 ensuring a seamless connection to the community. Your business will thrive in this dynamic location amidst the rich culture and bustling energy of downtown Birmingham.



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