

FOR SALE - \$2.5 Million
3-Story Building and Parking Lot
In Opportunity Zone
1 Block From Innovation Depot

- Bldg 1709 +/- 36,075 sf
- Surface Lot 1705 +/-13,650 sf
- Contributing structures to the Birmingham Retail and Theatre Historic District and thus, likely candidates for federal/state historic rehabilitation tax credits
- Building may also qualify for a 50% property tax reduction
- Prime location on corner of 1st Ave N & 17th St N with great exposure - 1 block from Innovation Depot
- Located in high growth CBD
- Walking distance to Pizitz, Thomas Jefferson Tower (Roots and Revelry), McWane Center, Railroad Park, Barons Stadium
- Zoned B4
- Located in the Opportunity Zone



