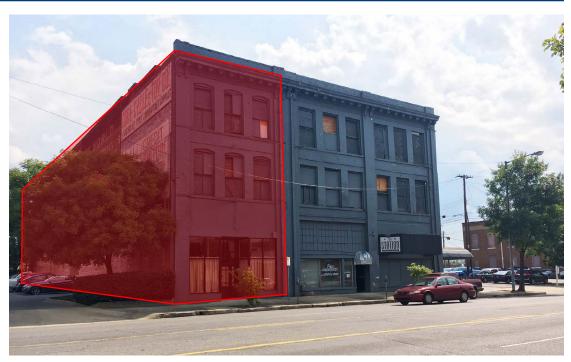
1711 1ST AVE NORTH, BIRMINGHAM, AL 35203

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

• Bldg 1711 +/- 17,662 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









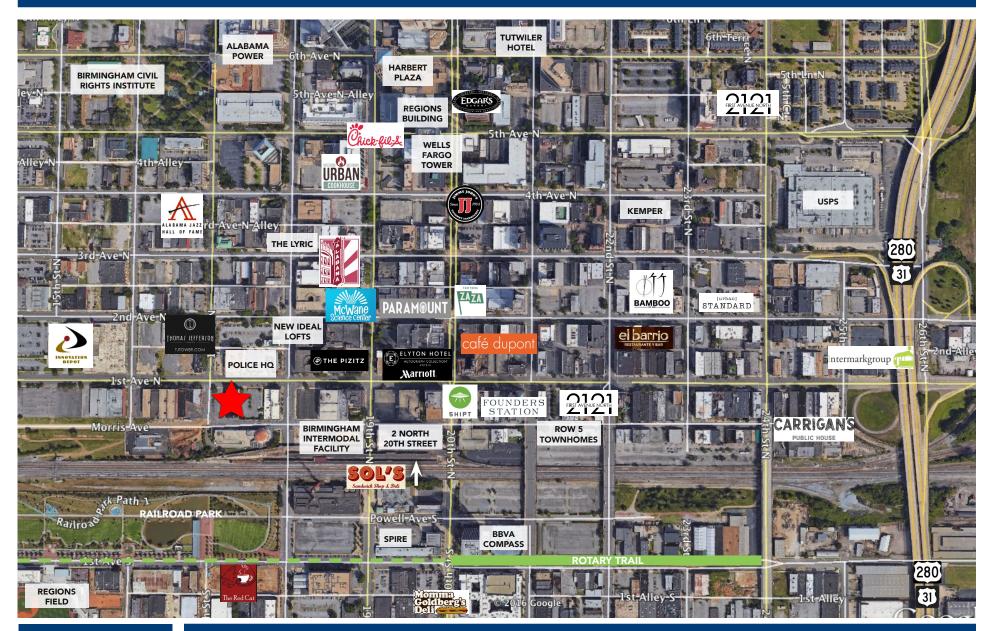


The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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