

# 1<sup>ST</sup> AVENUE NORTH AND MORRIS AVENUE PORTFOLIO

BIRMINGHAM, AL

3 Property Portfolio – For Sale  
38,500 Total Square Feet

**HARBERT**  
REALTY SERVICES

AVAILABLE  
3 Property Portfolio  
Casey Howard 203.202.0814

# 3 PROPERTY PORTFOLIO FOR SALE

**\$2,887,000 (\$75.00 / SF)**

**PROPERTY #1: 2209 1st Ave North**

23,000 SF, 3 LEVELS

- Freight elevator
- Upgraded Sprinkler System
- Large fully plumbed bar
- Full kitchen with upgraded 14' hood and fire system
- Brick pizza oven – vented through roof
- Built in BBQ pit/smoker

**PROPERTY #2: 2213 1st Ave North**

TOTAL: 6,500 SF, 2 LEVELS

- Lower Floor sprinkled
- Large fully plumbed bar

**PROPERTY #3: 2215 1st Ave North**

TOTAL: 9,000 SF, 2 LEVELS

- Fully sprinkled
- Jazzy's (Tenant) on 1st Avenue Level - 4,500 SF

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- Ground floor entrances on both 1st Ave N and Morris Ave
  - Contributing structures to the Birmingham Retail and Theatre Historic District and thus, likely candidates for federal/state historic rehabilitation tax credits
  - 50% reduction on City property tax due to Historic nature
  - Prime location on 1st Ave N & Morris Ave great exposure
  - Located in high growth CBD
  - Walking distance to Pizitz, Thomas Jefferson Tower (Roots and Revelry), McWane Center, Railroad Park, Barons Stadium
  - Zoned B4
  - Only 2 blocks from new Founders Station, retail/residential development, new Elyton Hotel and Shipt HQ



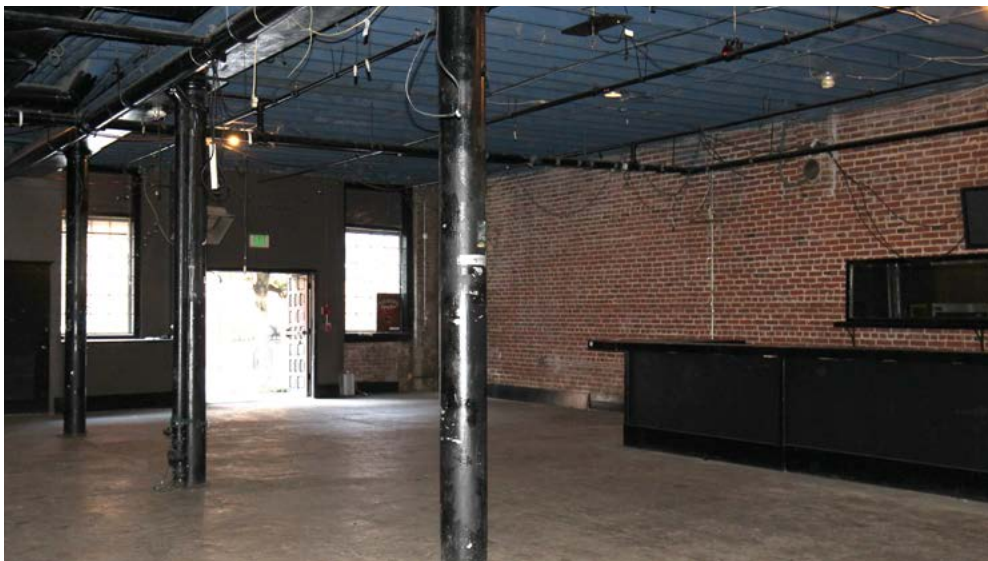
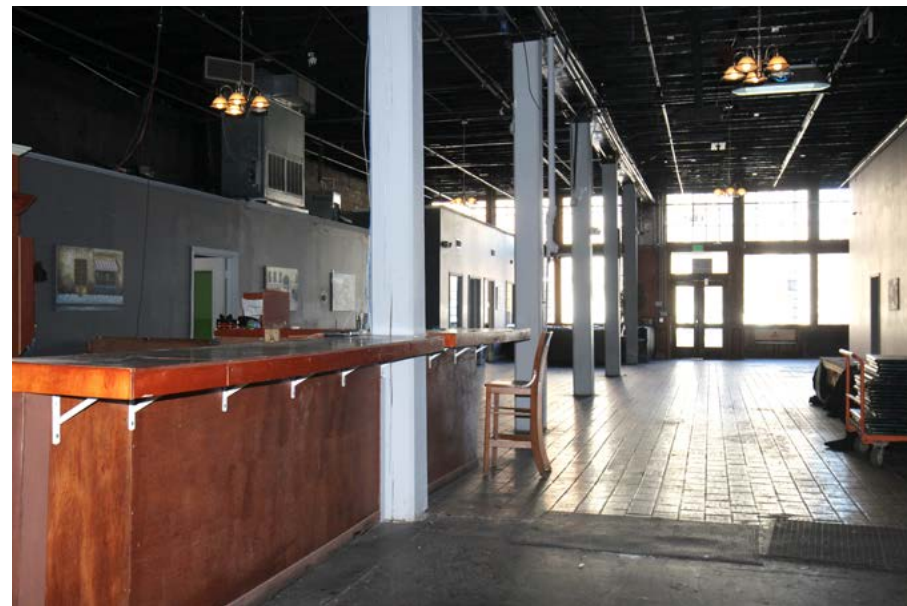
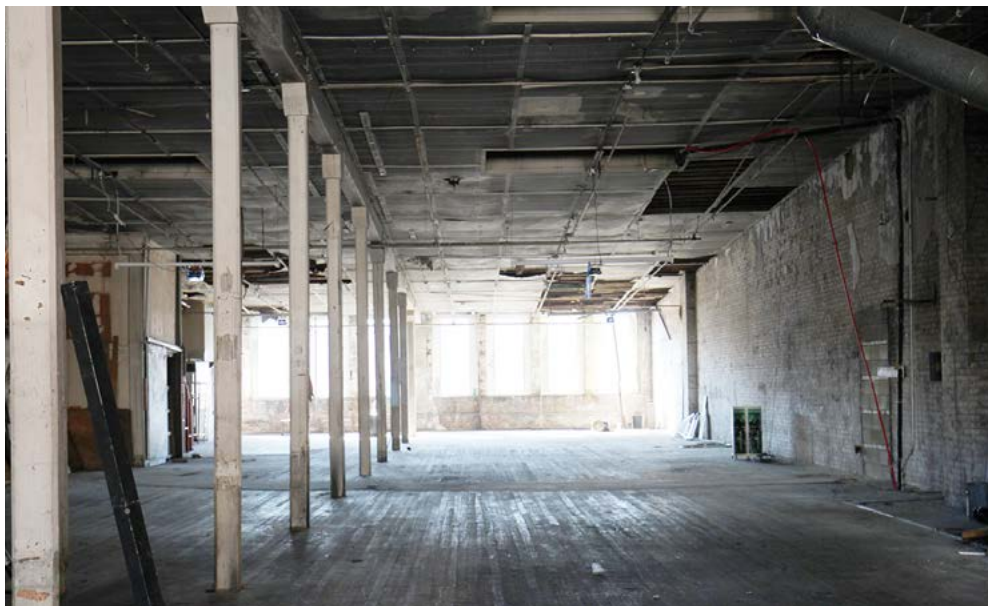
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2 North Twentieth Street  
Suite 1700  
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2209, 2213, 2215 1ST AVENUE NORTH, BIRMINGHAM, AL 35203



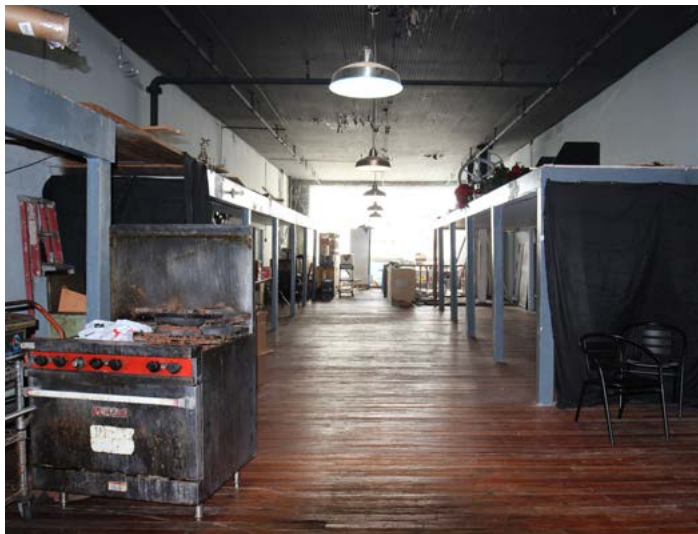
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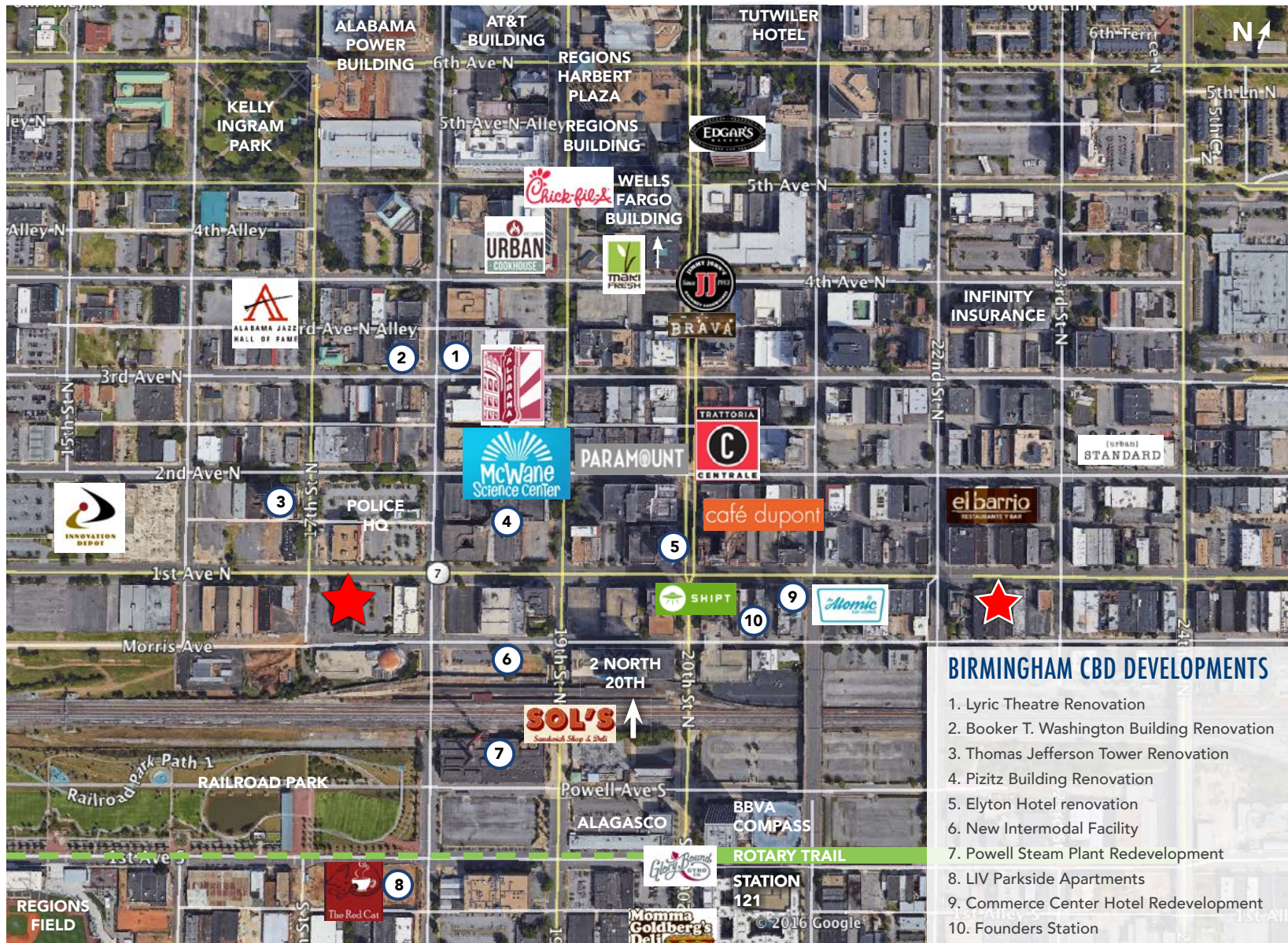
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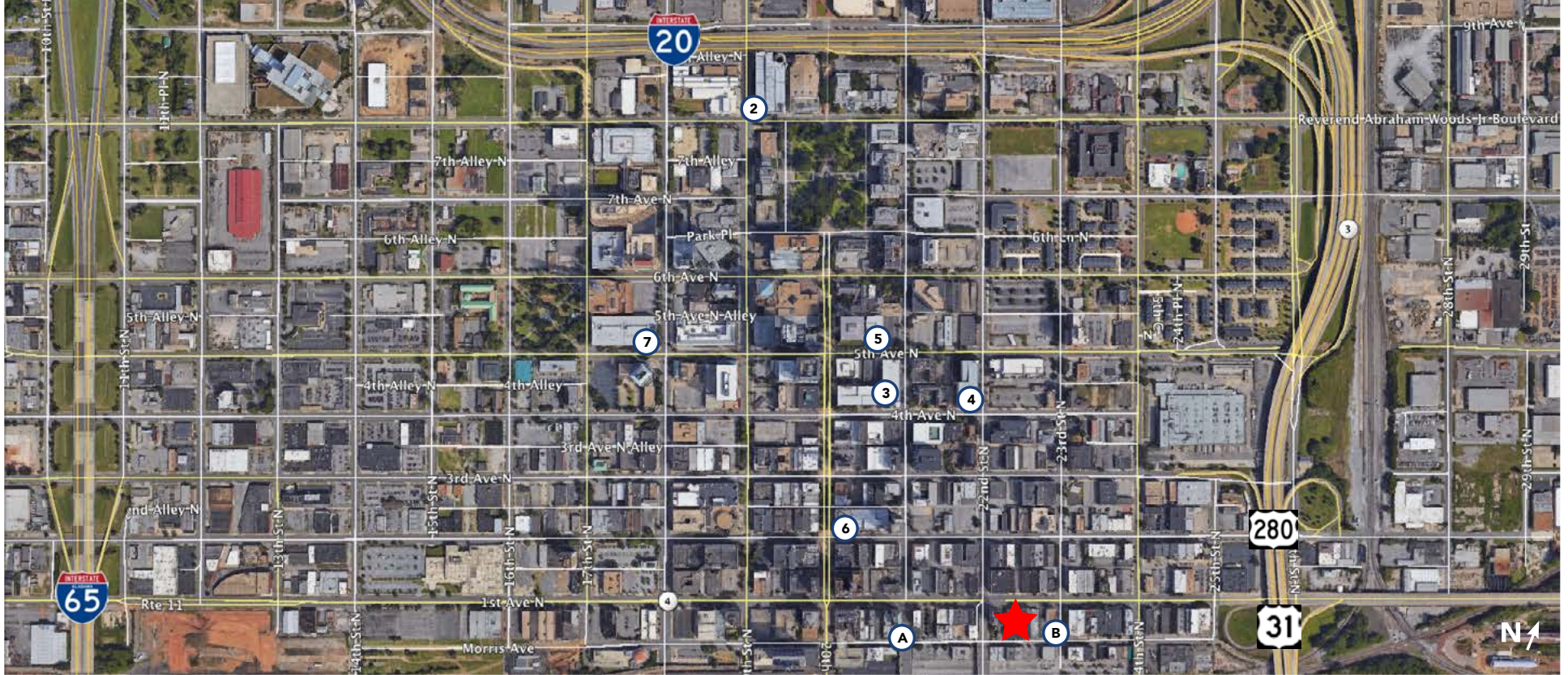
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**BIRMINGHAM CBD DEVELOPMENTS**

1. Lyric Theatre Renovation
2. Booker T. Washington Building Renovation
3. Thomas Jefferson Tower Renovation
4. Pizitz Building Renovation
5. Elyton Hotel renovation
6. New Intermodal Facility
7. Powell Steam Plant Redevelopment
8. LIV Parkside Apartments
9. Commerce Center Hotel Redevelopment
10. Founders Station



**A BPA Morris Ave Lot 1**

20th Street & Morris Avenue  
Birmingham, AL 35203

Daily Parking: \$3.00  
Monthly: \$51.00

**B BPA Morris Ave Lot 2**

23rd Street & Morris Avenue  
Birmingham, AL 35203

Daily Parking: \$3.00  
Monthly Parking: \$43.00

**2 BPA Deck 2**

801 North 19th Street  
Birmingham, AL 35203

First Hour: \$1.00  
Monthly Parking: \$70.00

**3 BPA Deck 3**

401 North 20th Street  
Birmingham, AL 35203

Two Hours: \$2.00  
Monthly Parking: \$100.00 - \$110.00

**4 BPA Deck 4**

2128 4th Avenue North  
Birmingham, AL 35203

Two Hours: \$2.00  
Monthly Parking: \$95.00

**5 BPA Deck 5**

2012 5th Avenue North  
Birmingham, AL 35203

Two Hours: \$2.00  
Monthly Parking: \$100.00 - \$110.00

**6 BPA Deck 6**

2010 2nd Avenue North  
Birmingham, AL 35203

Two Hours: \$2.00  
Monthly Parking: \$100.00 - \$110.00

**7 BPA Deck 7**

509 North 17th Street  
Birmingham, AL 35203

Two Hours: \$2.00  
Monthly Parking: \$85.00