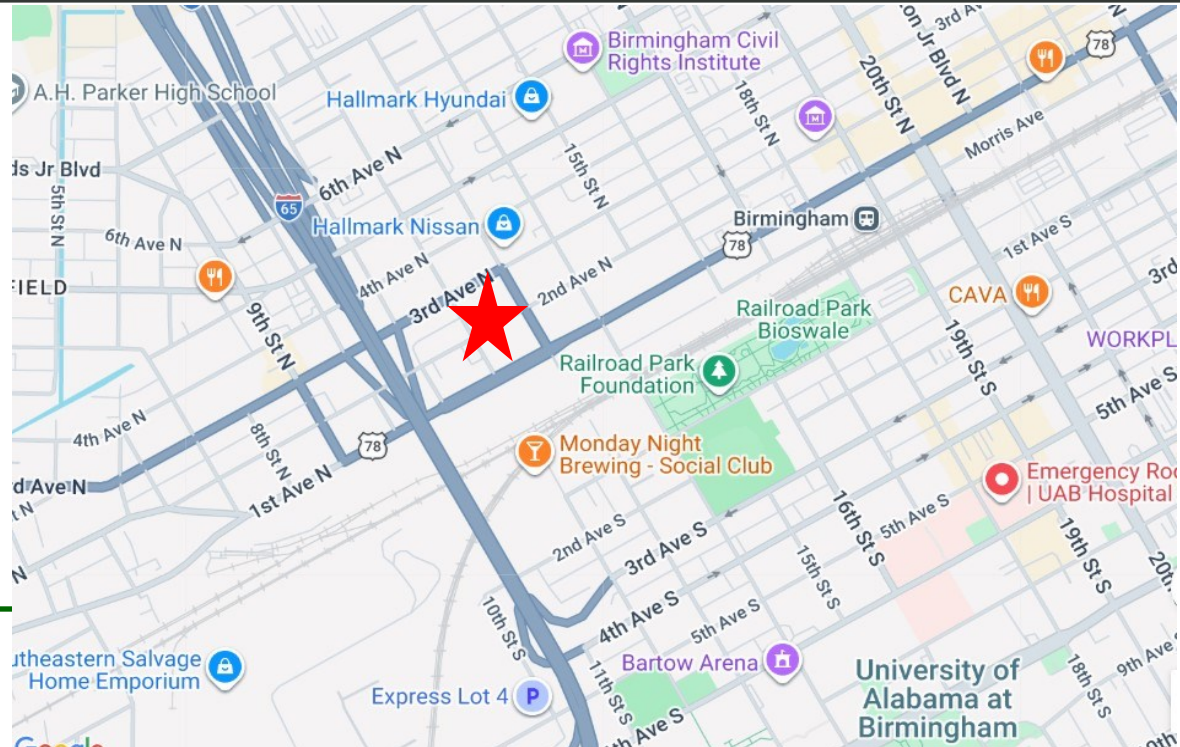


FOR SALE

+24,346 Sf BUILDING FOR SALE WAREHOUSE/SHOWROOM/OFFICE 1218 2ND AVE NORTH B'HAM, AL 35203



PROPERTY SUMMARY

Price: \$2,385,000 (\$98 psf)
Acres: ±.80 (2 parcels)
Size: +24,346 Total Square feet
Address: 1218 2nd Ave N, Bham, AL
Building A: 12,492 SF;(10,852 Warehouse; 1,640 sf Office)
Building B: 11,854 SF;(9,654 Warehouse; 2,200 sf Office)
Zoning: M-1 (City of Birmingham/Switch District)
Opport Zone: Yes
Parking: 17 dedicated also Street Parking
Doors: 1 Dock High and 2 Drive in (10'x12')

Contact:

Engel Realty Co, LLC
Attn: Dan Anderson
(205)-939-8239

danderson@engelrealty.com

Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



Building Information



TOTAL OVERALL SIZE +24,346 SQUARE FEET

BUILDING “A”: 12,492 SF Total;

- * +1,640 SF Office & 10,852 SF Warehouse
- * Warehouse Ceiling Height Max 18’-2”
- * Ceiling Height to Bottom of Beam: 12’-6”
- * 1– Drive in Door (10’x12’)
- * Office Heated & Cooled
- Building is Sprinkled & Sep Metered.
-

BUILDING “ B”: 11,854 SF Total

- * +2,200 SF Office & 9,654 SF Warehouse/Showroom
- * Warehouse Ceiling Height Max 18-2”
- * Office Heated/Cooled (Not Req to be Sprinkled)
- * Electric Gate Entrance
- * 17 Parking Spaces inside Gate

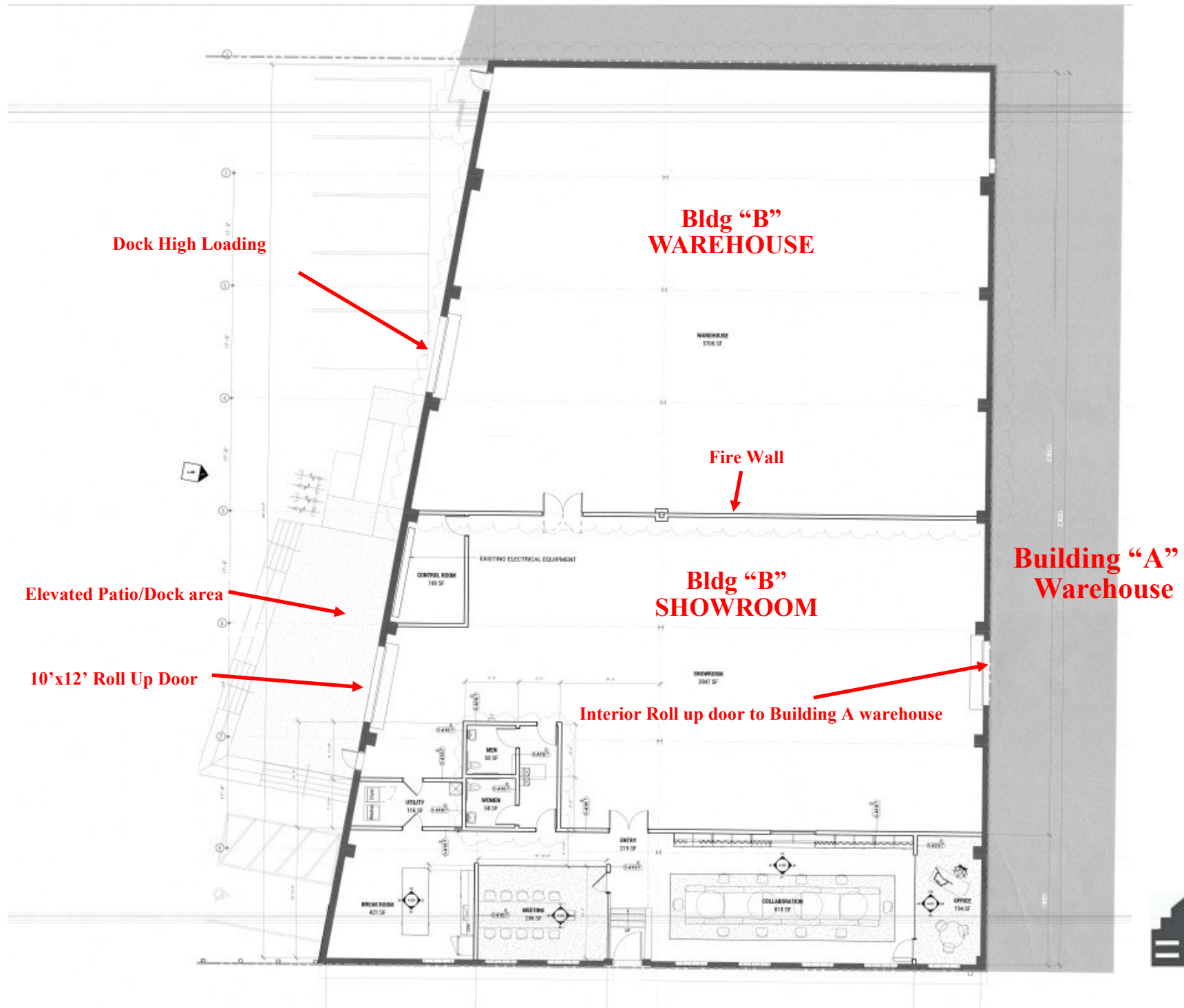
<u>Construction:</u>	Renovated in 2021
<u>Municipality:</u>	Birmingham (Switch District)
<u>Zoning :</u>	M-1
<u>Opportunity Zone:</u>	Yes

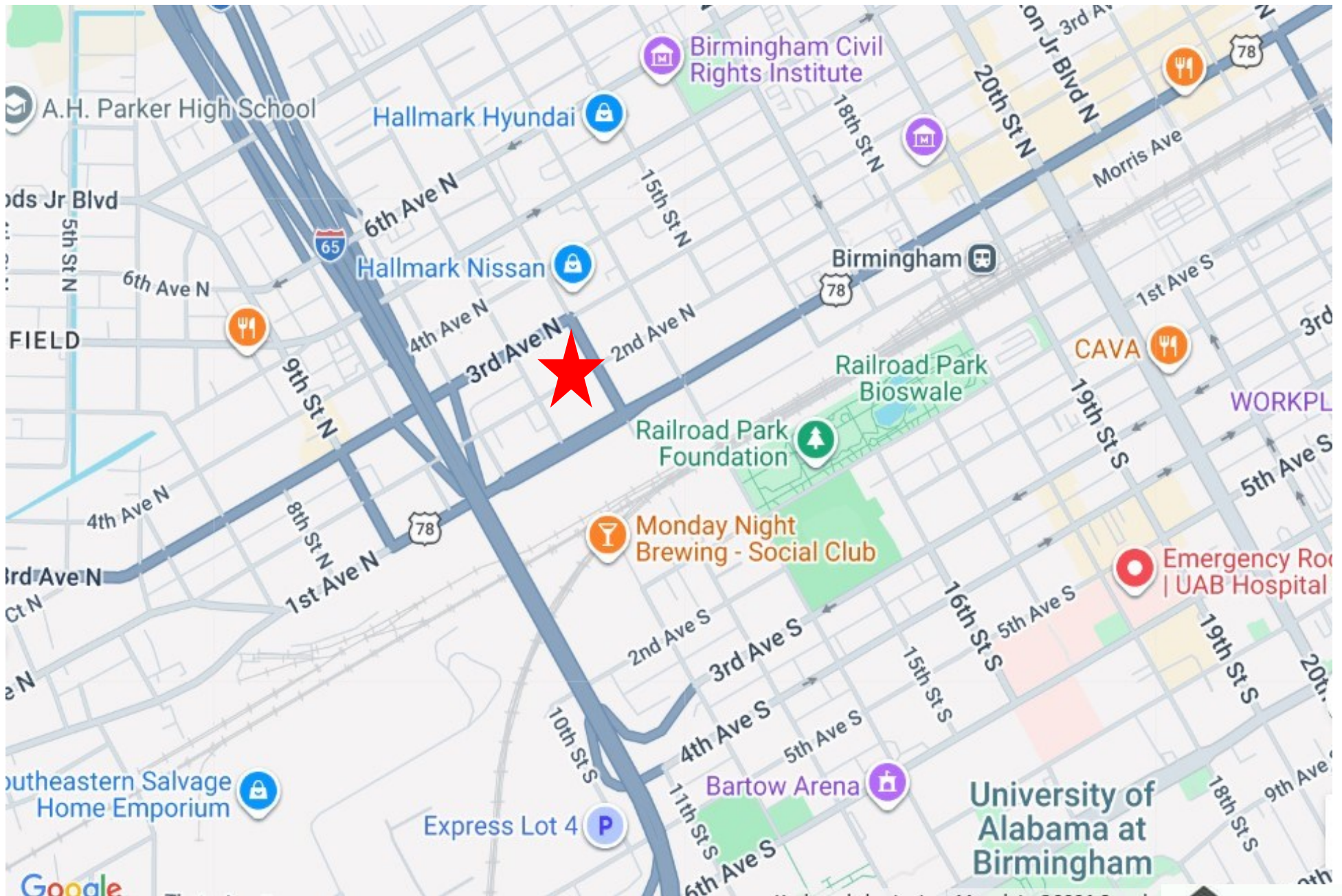
Amenities: 1 Dock High Door with opportunity to convert another roll up to Dock High.; 1-Drive In Door in bld “A” Shower in restroom in building A office. Lrg Break Room, Lrg Conference rm; washer dryer hookup & work area in Building B main office area. Separate Entrance, Office, ADA Restrooms & Sep Meter For both Building A & B. Street Parking available as well. Each Building Separately Metered.

Building “A & B ” Site Plan



Building "B" Floor Plan

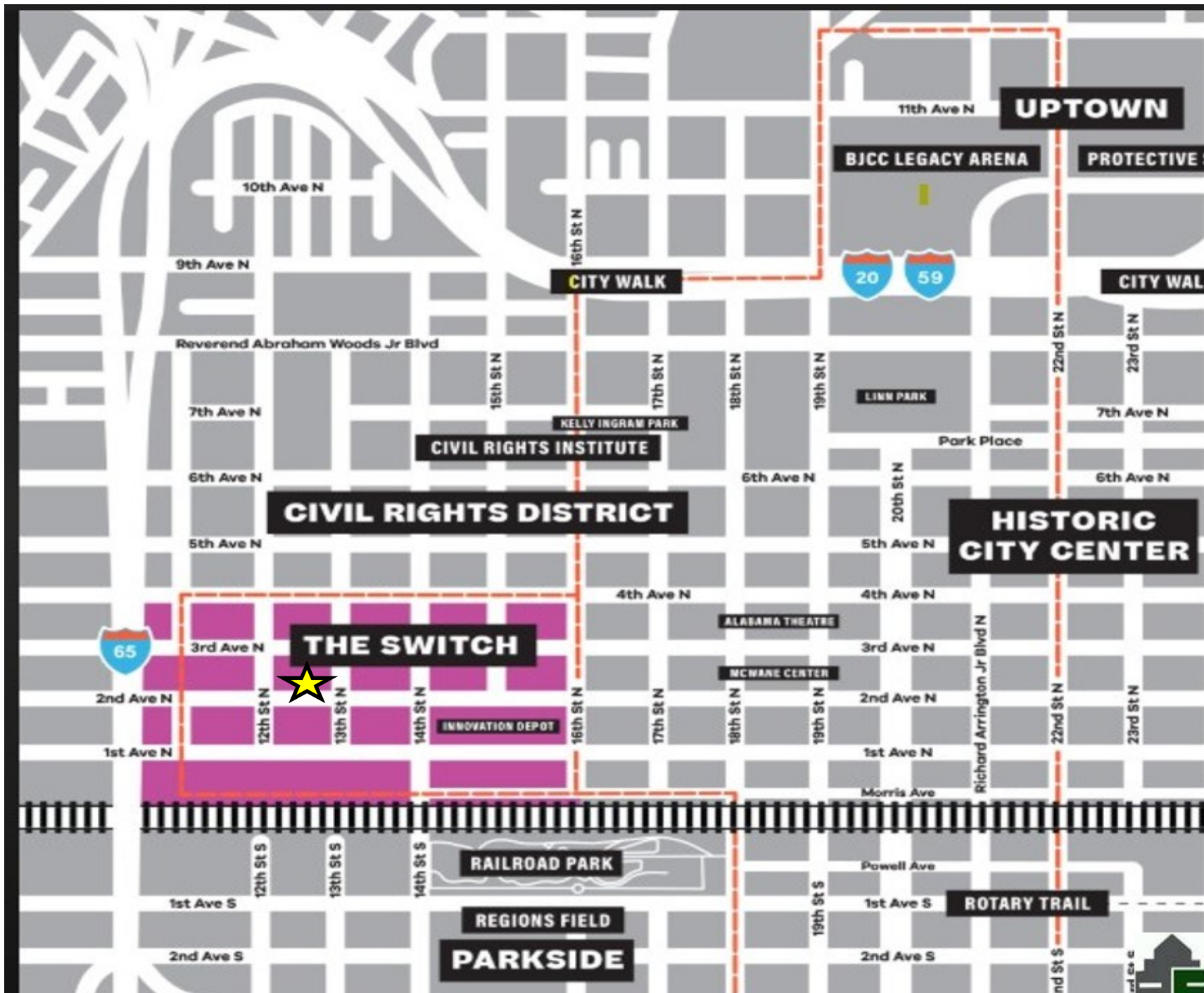


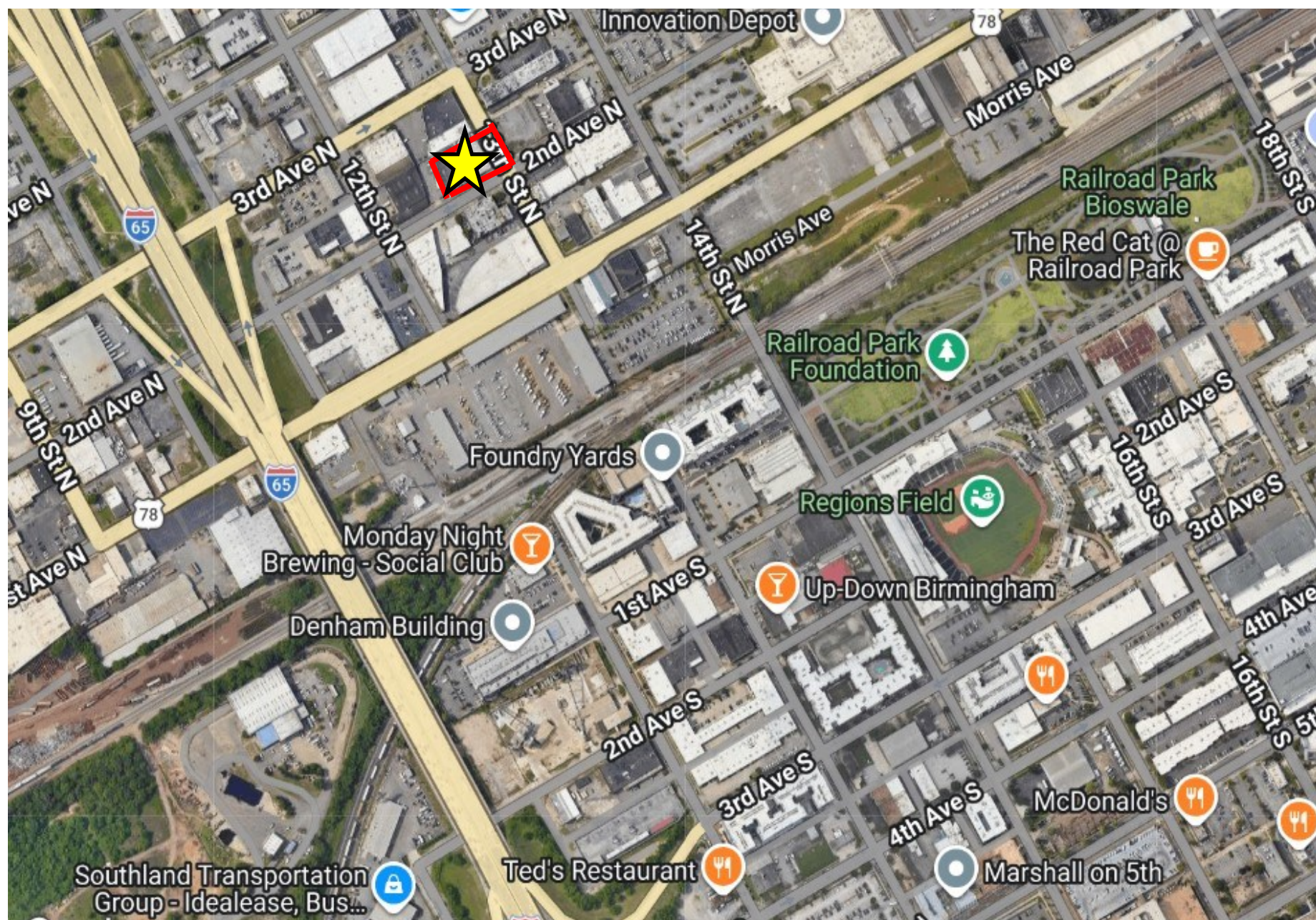


Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



Property Located in the “Switch District” of Birmingham





Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



EXTERIOR 2ND AVE NORTH

Elect Entry Gate

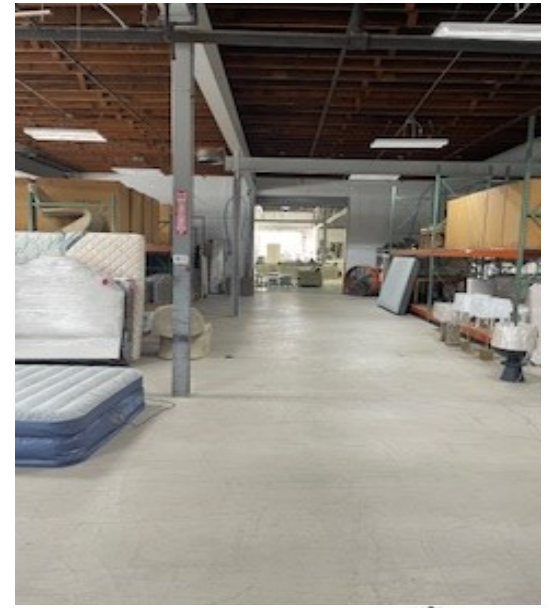
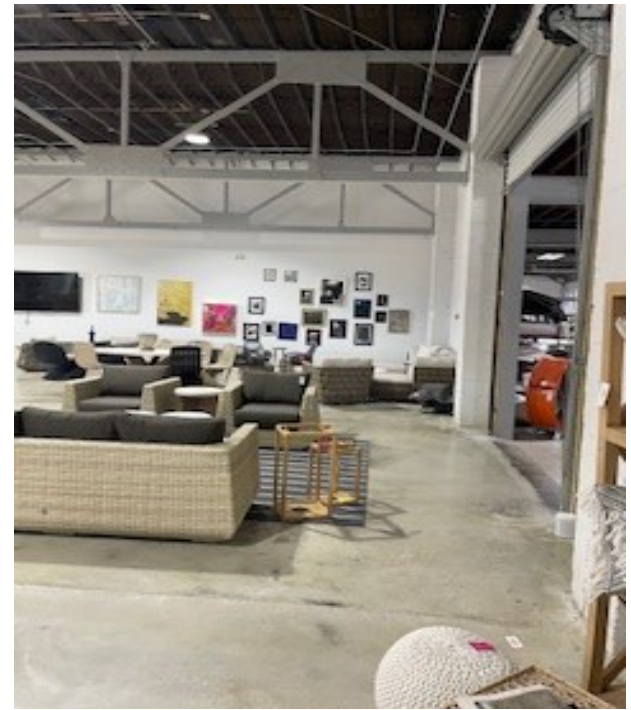
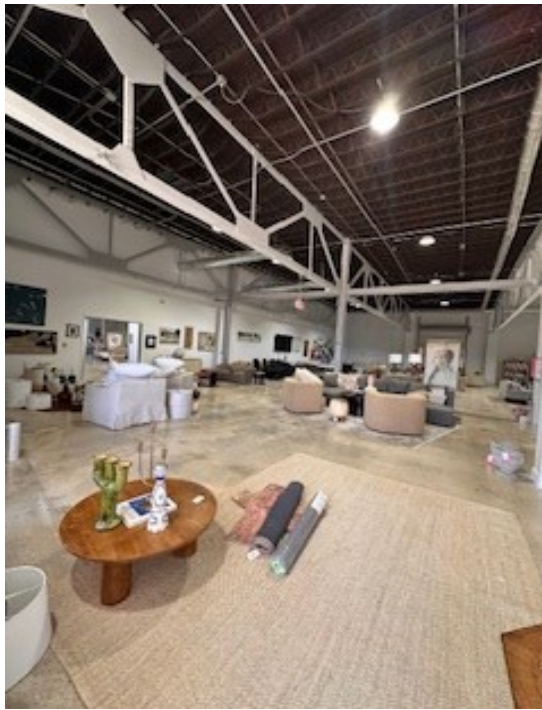


EXTERIOR 13TH ST NORTH

Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



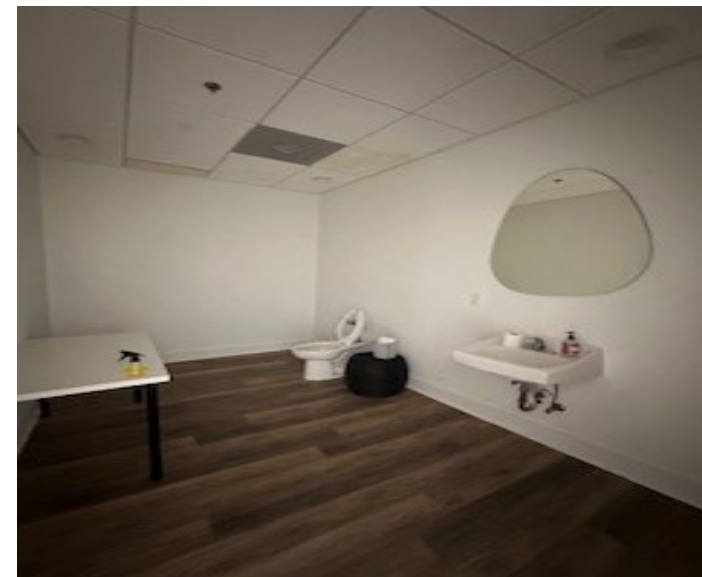
Warehouse/Showroom Pics



Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



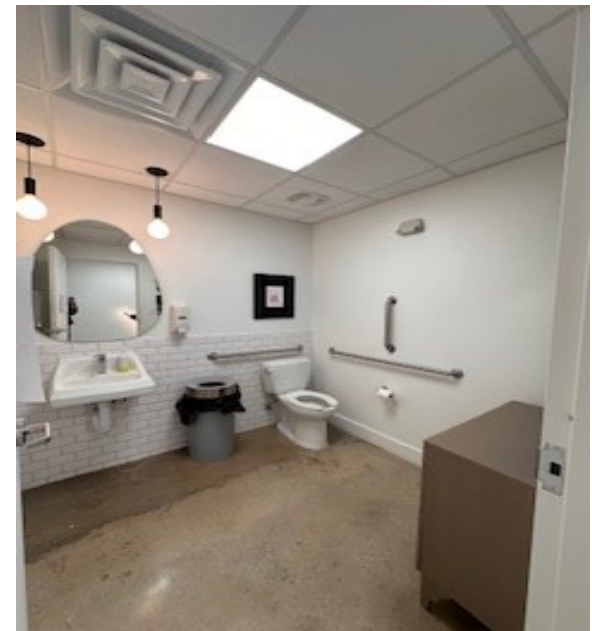
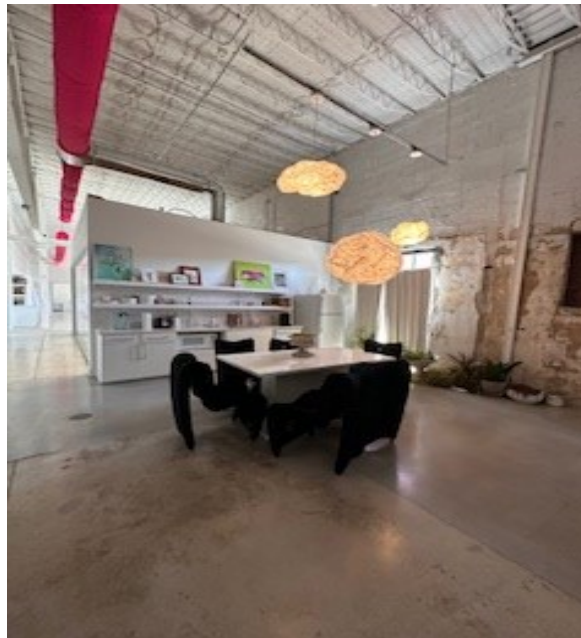
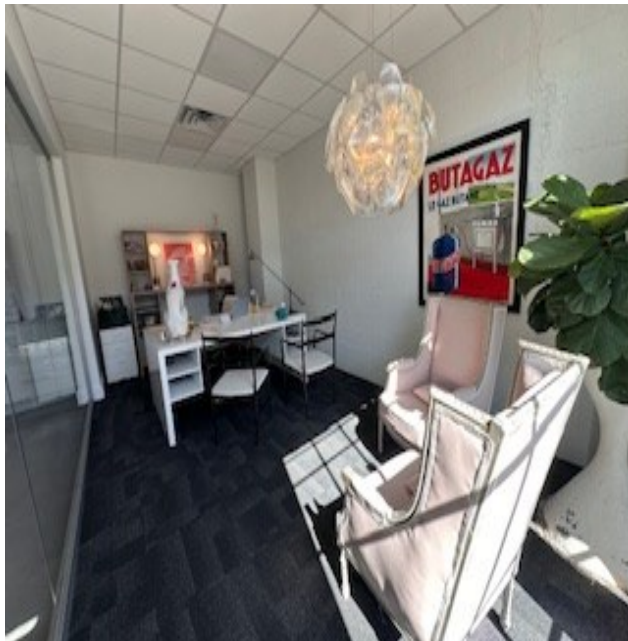
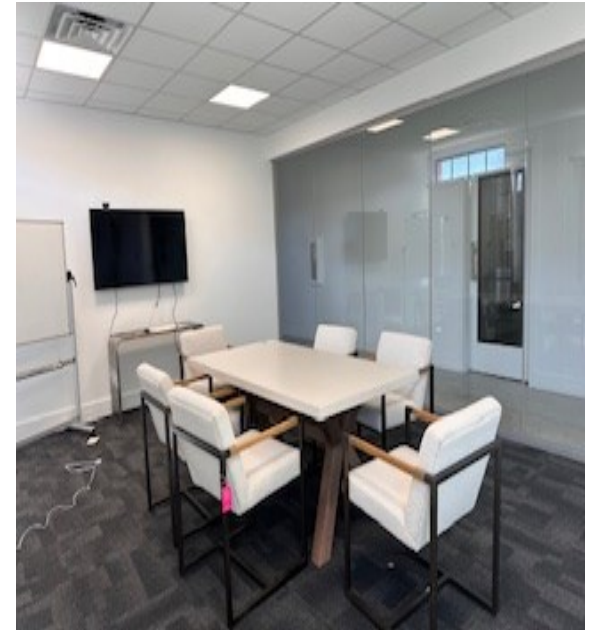
OFFICE AREA BUILDING “A”



Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.



MAIN OFFICE AREA BUILDING “B”



Engel Realty Company, LLC does not warrant the adequacy, accuracy or completeness of any information presented herein and expressly disclaims any liability for error or omissions therein. Users are responsible for evaluating the accuracy, completeness or usefulness of any information.

