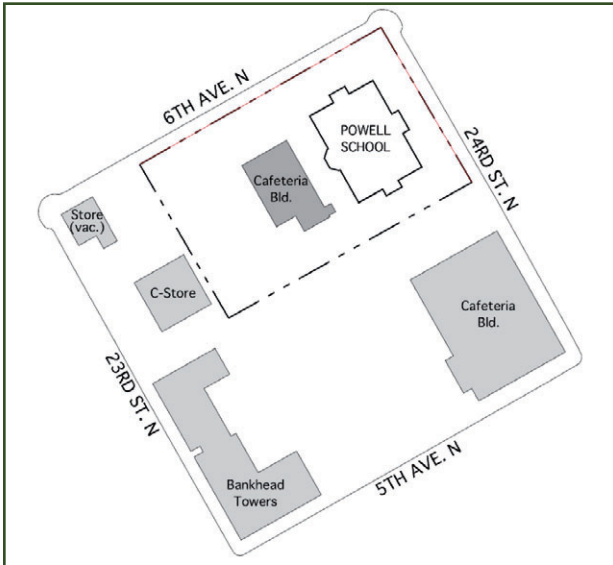
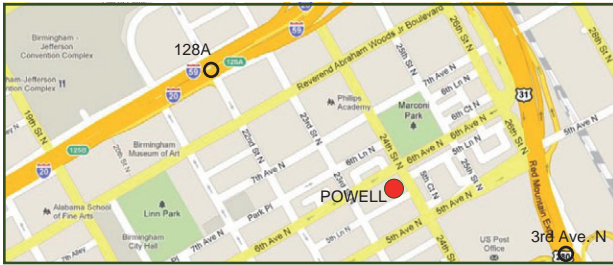
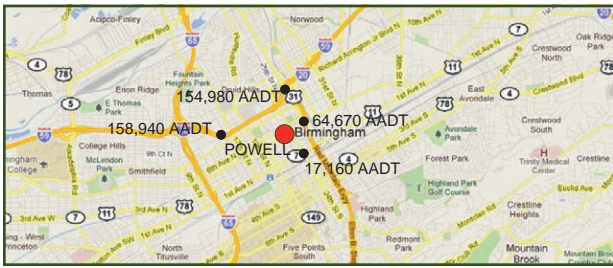




# Historic Landmark AVAILABLE Center City Birmingham, AL



2329-2331 6th Avenue N, Birmingham, Jefferson County, Alabama

## A Rare Opportunity to Own One of Birmingham's Most Recognizable Landmarks

**Location:** Center City Birmingham  
 Convenient to city and county buildings, office buildings, banking center, hotels, and Post Office  
 Edge of CBD; Park Place, \$110 million master planned residential and mixed use community to north and east (95% occupancy, 40% market rate, 20% moderate-income, 40% low income)  
 Nearby loft district with 4,000 residents, expanding mix of restaurants, clubs and cultural attractions

**Visibility:** Visible from the Red Mountain Expressway (US 31/280, 64,670 AADT, 2010)

Recognizable historic landmark with excellent visibility along both 6th Ave. N and 24th St. N

**Access:** 3 blocks from 3rd Ave. N exit, Red Mountain Expressway (US 31/280, 64,670 AADT, 2010)

4 blocks from exit 128A I-20/59 (154,980 AADT at intersection with Red Mountain Exp., 2010)

Direct access to site from both 6th Ave. N and 24th St.

**Building:** 3-story brick building on full partially below grade basement; 33,000 gross sf (appr. 8,200-8,350/floor)

Constructed in 1887-8, listed in the National Register of Historic Places; potential for 20% historic rehabilitation tax credit

Damaged by fire in January 2011, stabilization of exterior underway - offers considerable flexibility in terms of use and interior layout

**Demographics:** Birmingham: 212,237

Metro: 1,128,047

Ring (miles): 1: 5,045; 3: 69,061; 5: 167,596

**Property:** 1.3 acres, zoned B-4 Central Business

Site could accommodate approx. 50 parking spaces

**Terms:** Owner is accepting proposals from interested parties who will agree to retain and restore the exterior appearance of the building

Some incentives negotiable, including residual of insurance settlement