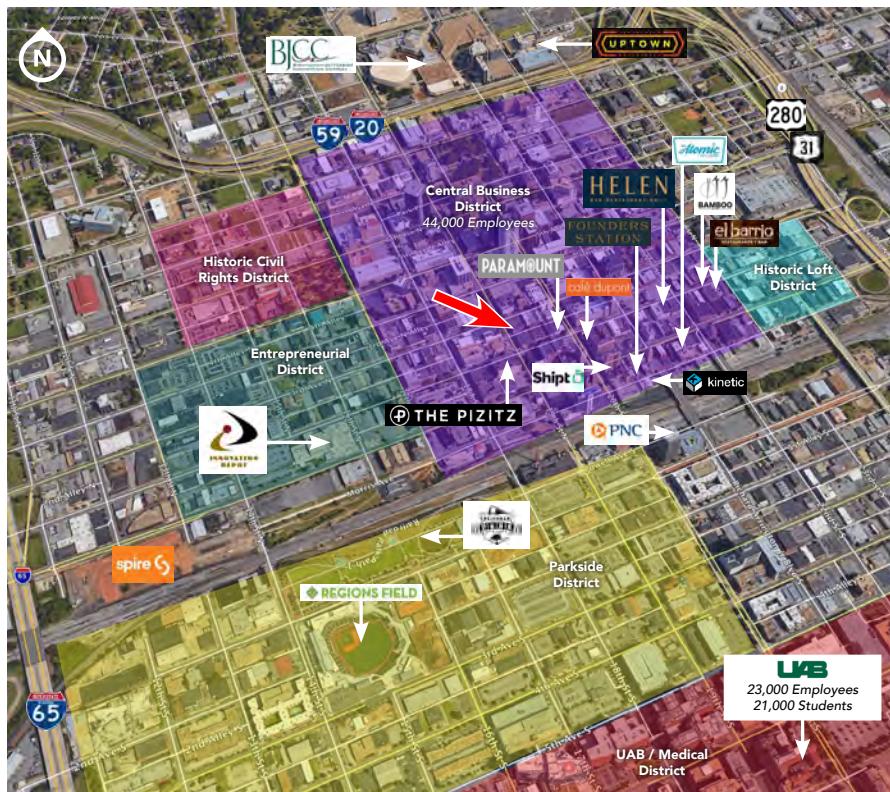




HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown



**ASKING PRICE
REDUCED:**
\$3,500,000



AVAILABLE SPACE:
±52,121 SF



LOCATION:
Centrally located between CBD and UAB with easy highway interstate access



**YEAR
1930**
Built in 1930



**REDEVELOPMENT
OPPORTUNITY:**
Prime site for historic redevelopment in Opportunity Zone



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

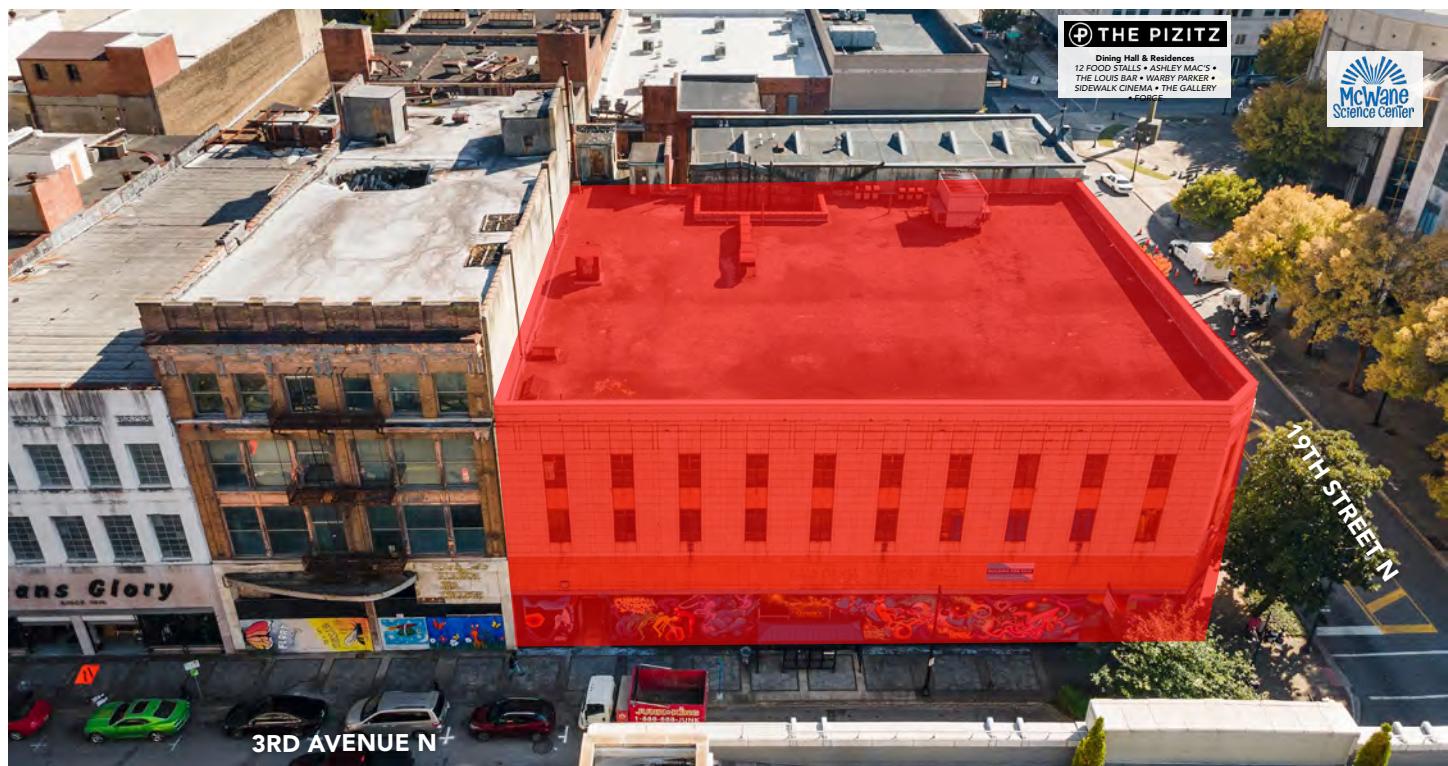
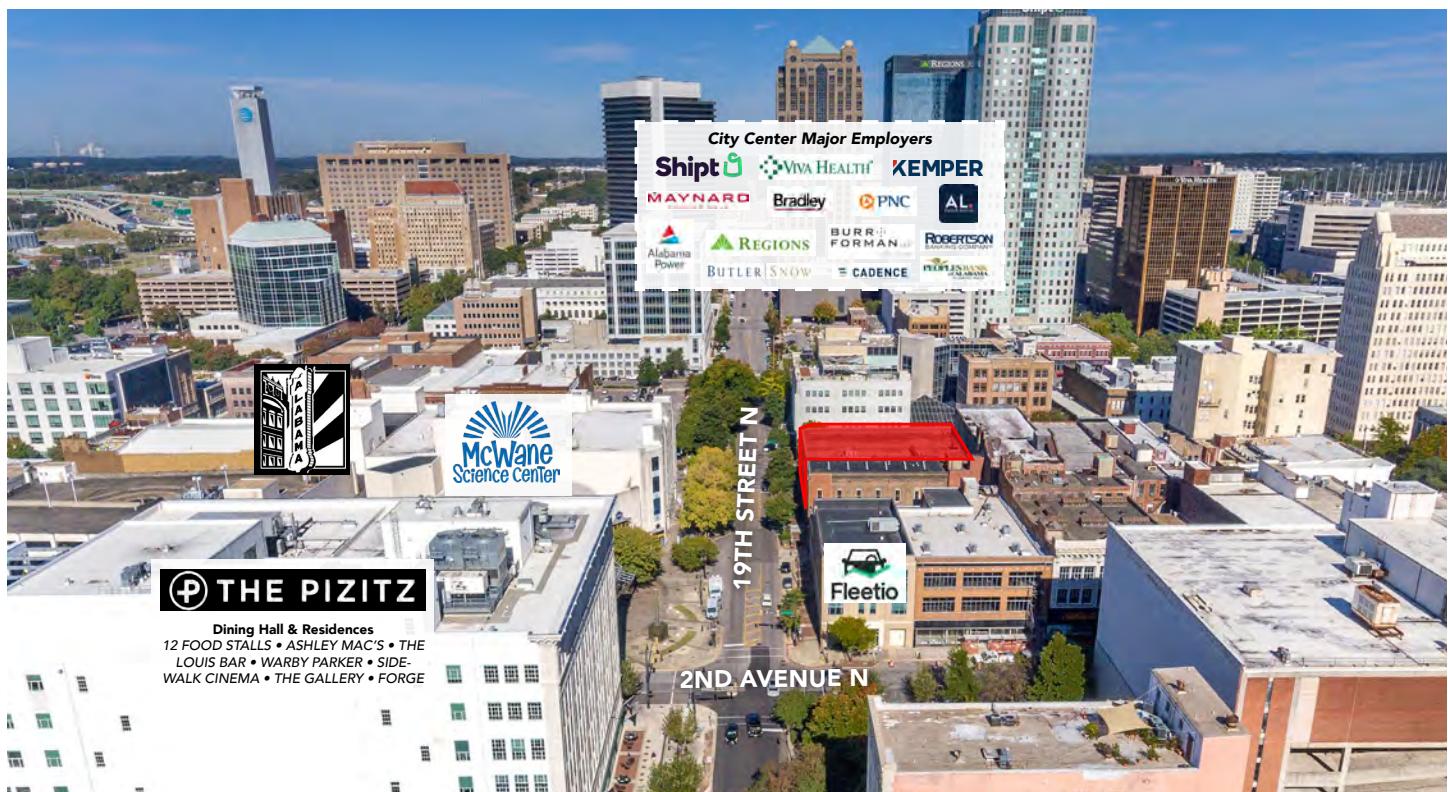


The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior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

HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

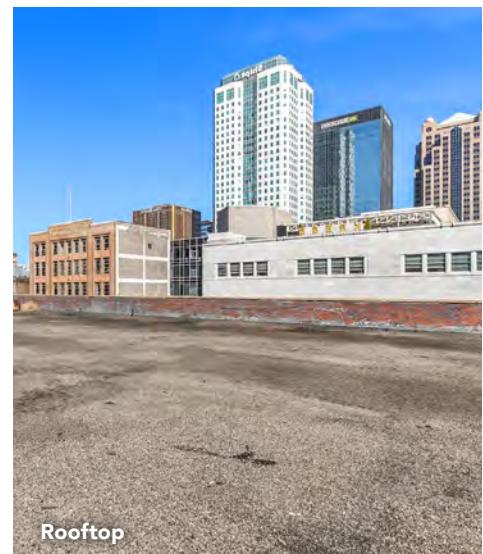
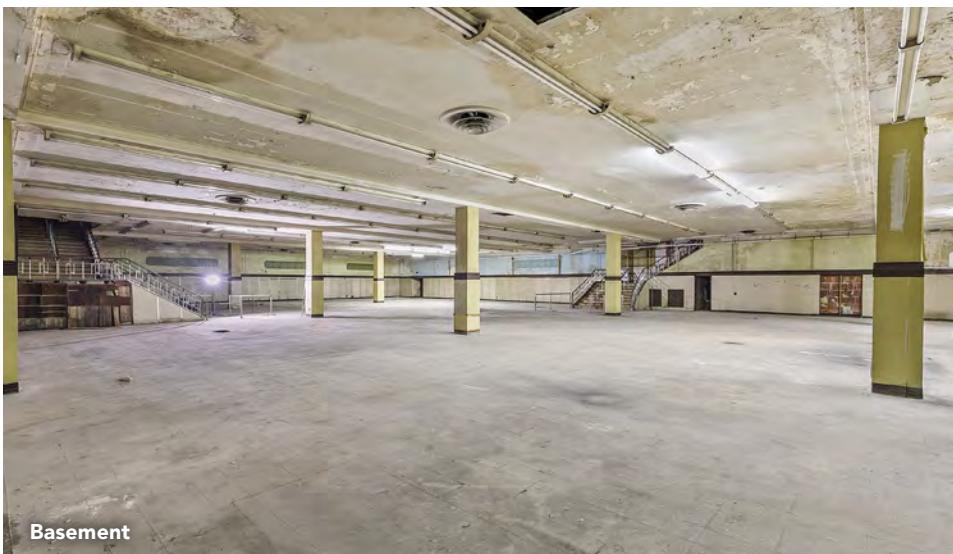
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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.

HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown



Basement: 14,720 SF

1st Floor: 12,467 SF

2nd Floor: 12,467 SF

3rd Floor: 12,467 SF

- Ceiling heights: 12'- 20' throughout
- 1 freight elevator; 2 stairwells



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com

2 North 20th Street, #1700, Birmingham, AL 35203

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.

HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown

POTENTIAL OFFICE UPDATES



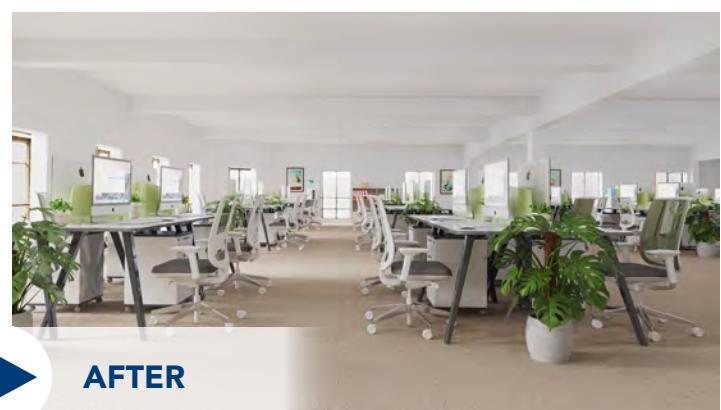
BEFORE



AFTER



BEFORE

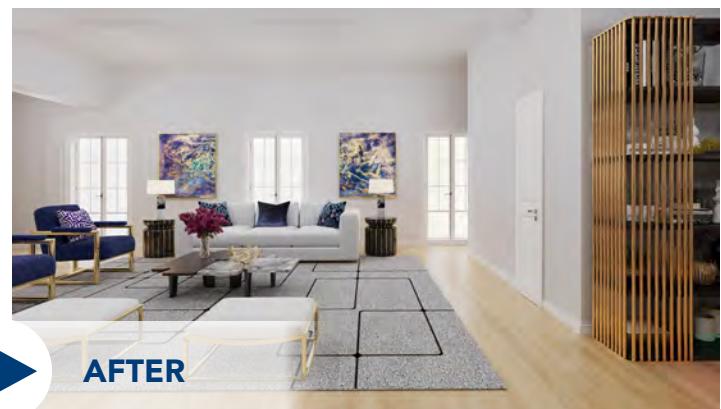


AFTER

POTENTIAL APARTMENT UPDATES



BEFORE



AFTER



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com

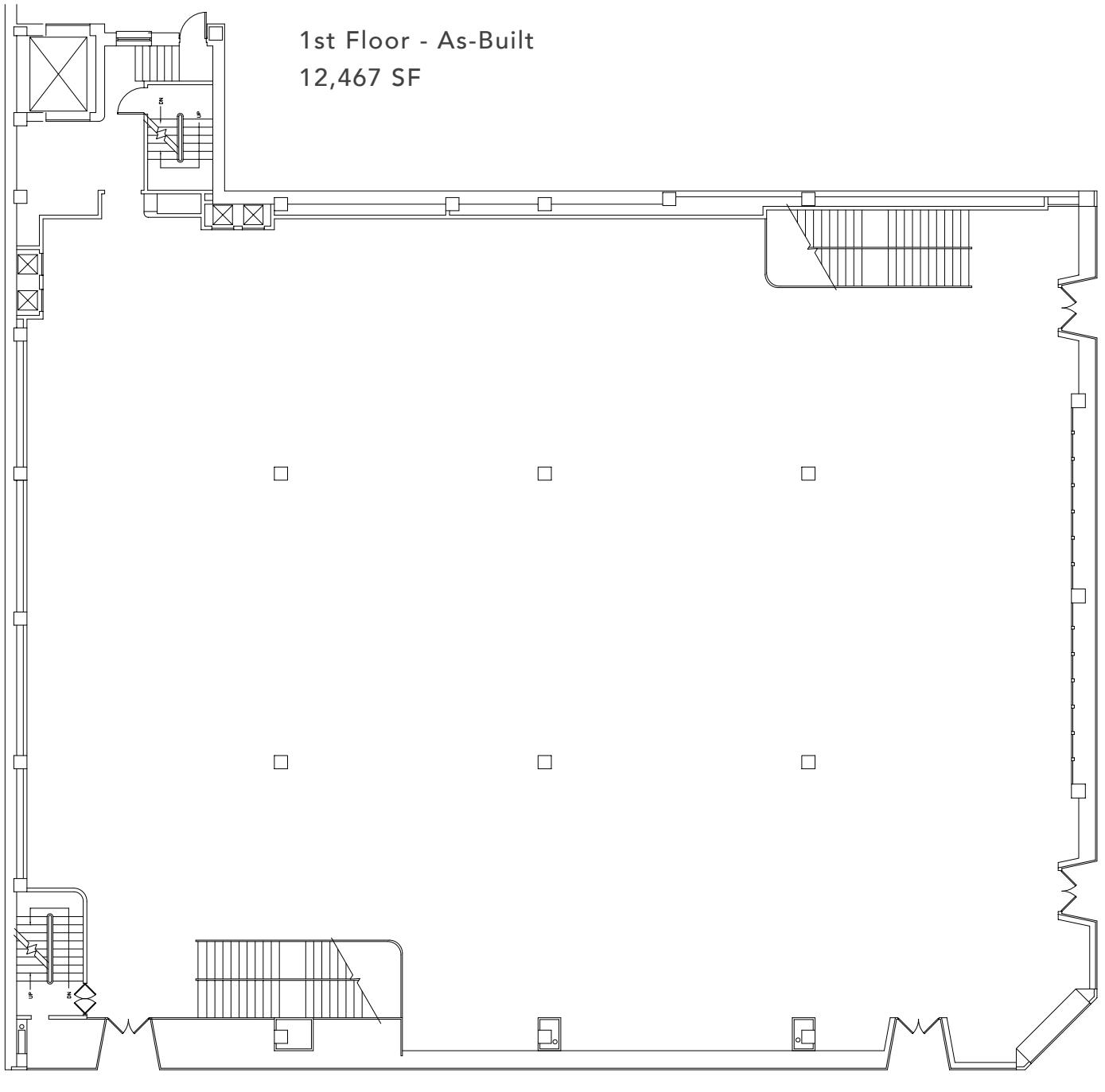
2 North 20th Street, #1700, Birmingham, AL 35203

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.

HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

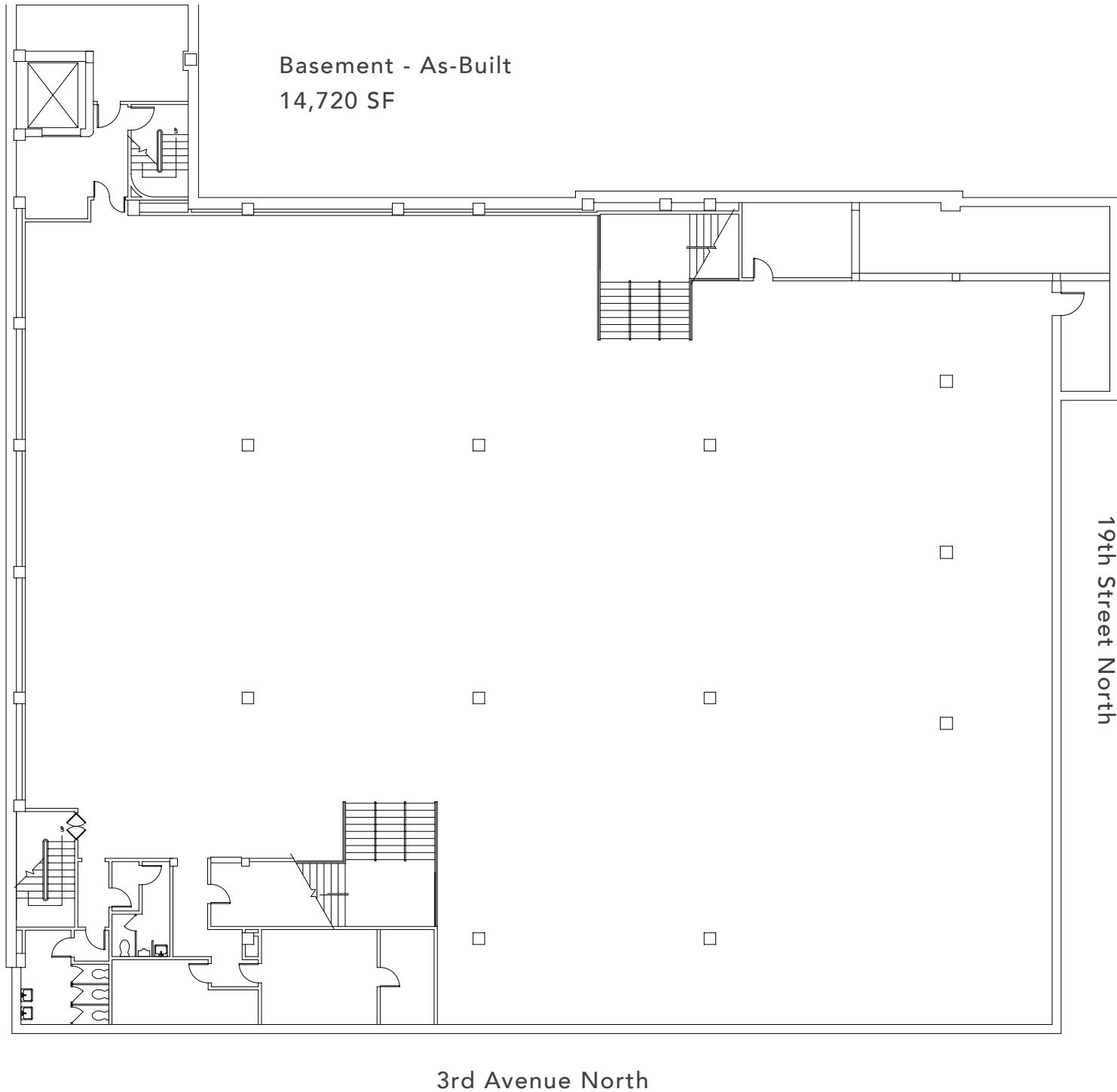
Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown



HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown



3rd Avenue North



HARBERT
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: HarbertRealty.com

2 North 20th Street, #1700, Birmingham, AL 35203

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.

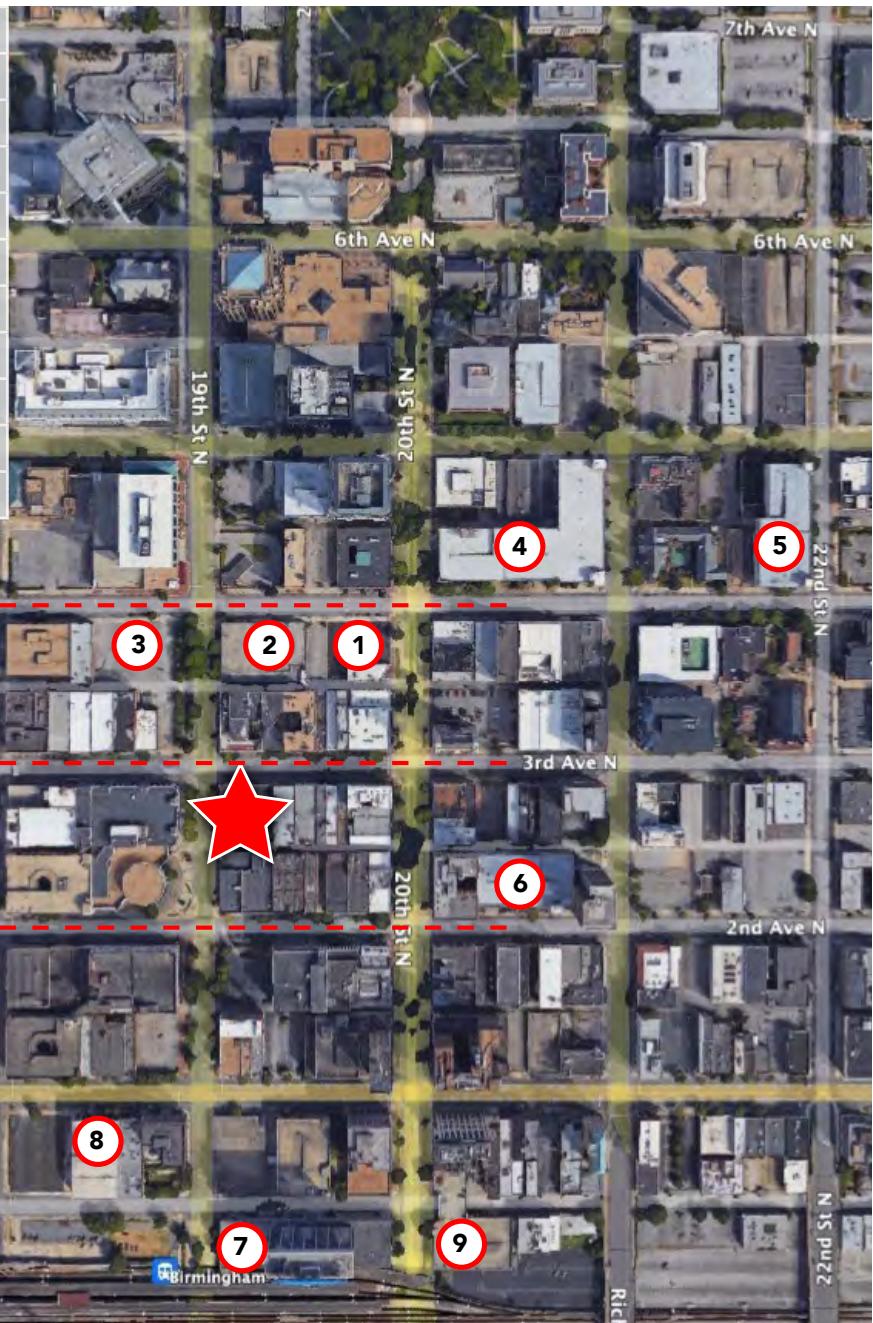
HISTORIC REDEVELOPMENT OPPORTUNITY

1901 3rd Ave N, Birmingham, AL 35203

Prime redevelopment opportunity located at the corner of 3rd Ave and 19th St in Downtown

NEARBY PARKING

PARKING OPTIONS	RATE/month
1 Premium Parking	\$4/hour
2 Park Rite Deck	Contact provider
3 SP+ Parking	Contact provider
4 BPA Deck 3	\$100-\$110
5 BPA Deck 4	\$95
6 BPA Deck 6	\$100-\$110
7 2 North 20th Deck	\$95
8 Jemison Flats Deck	\$100
9 John Hand Deck	\$100
Metered Street Parking	Hourly rate



Harbert does not guarantee availability in the parking opportunities listed above. Rates are subject to change.