

# <OFFERING MEMORANDUM>

## GOLDWYRE SHOPPING CENTER

137 6th Ave SW. Birmingham, AL 35211



## INVESTMENT SUMMARY

GOVERNMENT BIG PROJECT IS ALREADY DONE NEAR THIS PROPERTY SO MANY POTENTIAL CLIENTS ARE COMING THIS AREA. POTENTIAL INVESTMENT & BUSINESS OPPORTUNITY. 100% FULL TENANTS.

Property address – 137 6<sup>th</sup> Ave SW Birmingham AL 35211

## INVESTMENT HIGHLIGHTS

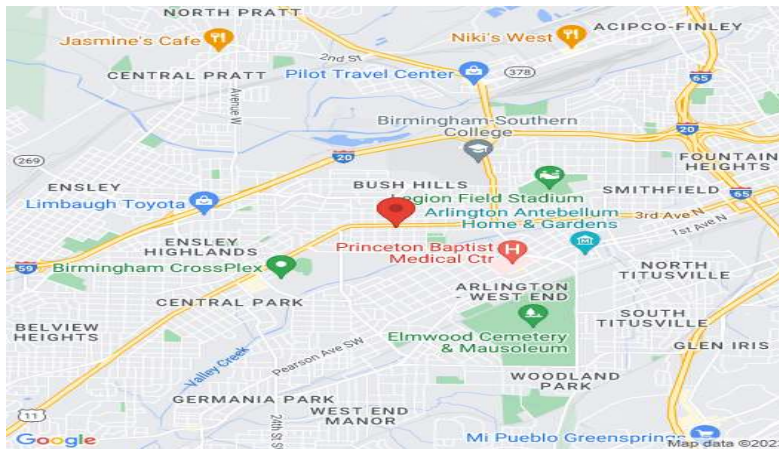
- 137 6th Ave SW, Birmingham, AL 35211 is being offered at \$890,000.00 with a net operating income of \$86,998.17.
- Significant in-place cash flow (9.78% CAP rate).
- Fantastic Signage, Exposure and Visibility.
- Stable cash flow with significant NOI growth.
- Lighted Parking Lot with Ample Parking.

## LOCATION HIGHLIGHTS

- Excellent Visibility from 6th Ave and Surrounding Businesses.
- Excellent access, frontage, and visibility.
- The site also benefits from its positioning in an extremely dense and growing residential area.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.

# CITY INFORMATION

- Birmingham ( BUR-ming-ham) is a city in the north central region of the U.S. state of Alabama. Birmingham is the seat of Jefferson County, Alabama's most populous county. As of the 2021 census estimates, Birmingham had a population of 197,575, down 1% from the 2020 Census, making it Alabama's third-most populous city after Huntsville and Montgomery.
- County – Jefferson
- Population – 200,733
- Estimate (2021) – 197,575
- Rank – 124
- Density – 1,365.37 sq mi
- Urban – 774,956



**CONTACT : LOUIS WEON, 256-808-8730**

This property is subject to prior sale or removal from the market without notice. All info shown in this brochure, while based upon info supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Keller Williams Realty Madison

**kww** MADISON  
KELLERWILLIAMS. REALTY

1593 Hughes Road Suite A. Madison, AL 35758  
Office 256) 319 – 3700, Fax 256) 319 - 3701