

1 DOWNTOWN OFFICE INVESTMENT FOR SALE 1

2024 3RD AVE N, BIRMINGHAM, ALABAMA 35203



BUILDING SIZE

21,000 SF

ASKING PRICE

\$3,975,000 (\$189 per sf)

SALE DETAILS

- 21,000 square foot office building currently being operated as executive office suites.
- 54 individual office suites are currently 88.4% occupied
- Total annual rent at 88% occupancy is \$397,800
- Total annual expenses are \$62,412
- Actual NOI is \$335,388
- 8.4% cap rate

Rich Vanchina, SIOR

205.492.3137

rich@tessa-cre.com

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BUILDING FEATURES:

- Building was fully renovated in 2018
- Renovation included all new HVAC systems, electrical wiring, plumbing, and fixtures
- All 3 floors have common conference and break rooms
- Excellent in location in Birmingham's Central Business District



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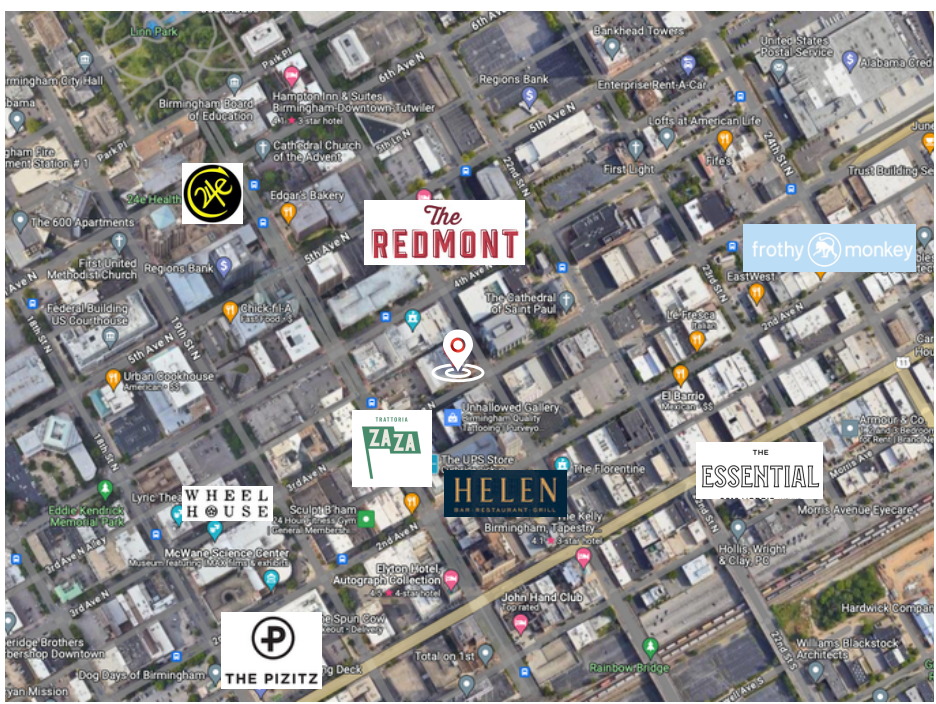
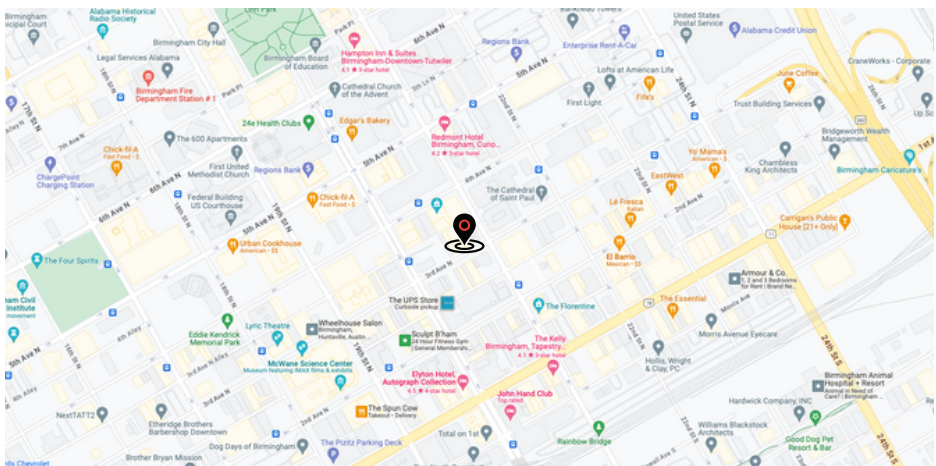


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