



REDEVELOPMENT OPPORTUNITY

2401 1st Avenue North, Birmingham, AL 35203

Outstanding Historic
Redevelopment Opportunity
along 1st Ave N corridor



REDUCED SALE PRICE:

\$1,587,900 (\$67/SF)

REDUCED FROM \$1,896,000 (\$80/SF)



SIZE:

±23,700 SF Building (7,900 SF per floor)



DETAILS:

- Masonry and reinforced concrete construction
- Eligible for historic tax credit
- Built in 1909
- Zoned B-4
- Opportunity zone
- Well maintained
- New membrane roof
- Abundant natural light
- 9'-13' ceiling heights



LOCATION:

- Located at the corner of 24th St and 1st Ave North in high growth corridor
- Nearby some of the most well known restaurants/bars in the city
- Heart of the Loft District
- Combined traffic counts at the intersection: 36,367 AADT



HARBERT
REALTY SERVICES

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

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HISTORY

The Royal Cup building is a 3-story brick commercial building located at 2401 1st Avenue North in Downtown Birmingham.

The building was constructed in 1909 as the second home of the Batterton Coffee Company, manufacturers of "Royal Cup" brand coffees and teas. The company continued to operate there through 1976 when it relocated to Cleage Drive near Pinson Valley Parkway in northeast Birmingham.

The Royal Cup building is listed as a contributing structure to the Morris Avenue / First Avenue North Historic District on the National Register of Historic Places.



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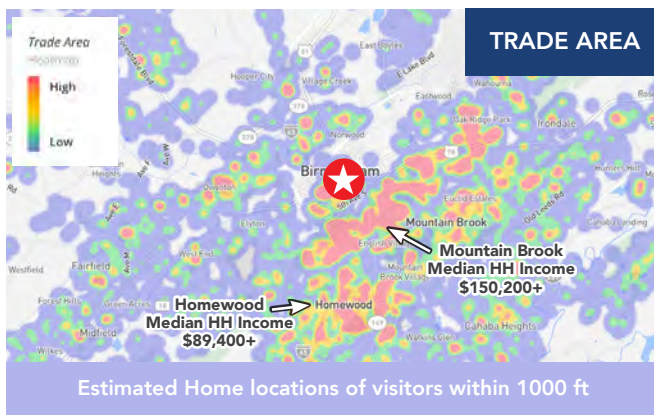
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- | | | | |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Carrington's Public House | 10. Frothy Monkey | 19. Wine Loft | 28. Brown-Marx Redevelopment |
| 3. Intermark | 11. Bocca Ristorante | 20. Adios | 29. Helen |
| 4. Bridgeworth Wealth Management | 12. Le Fresca | 21. The Margaret | 30. The Florentine |
| 5. Johnston Lofts | 13. Bamboo on 2nd | 22. Magic City Dentistry | 31. Paramount |
| 6. Mercantile on Morris | 14. Pizz Grace | 23. John Hand Club / Landing HQ | 32. Bistro 218 |
| 7. Queen's Park | 15. El Barrio | 24. Elyton Hotel | 33. The Hardwick |
| 8. Paper Doll | 16. Market Lofts on Third | 25. Cayo Coco | 34. Birmingham Animal Hospital + Resort |
| | 17. Bham Now | 26. The Essential | 35. The Tracks |

HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

The property is located along the busy 1st Avenue North corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris** mixed-use retail/residential development, **Pizitz Food Hall** and **McWane Science Center**. The properties are also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.1M
Visitors	431.6K
Visit Frequency	2.54x
Avg Dwell Time	86 minutes
Visitor Income	\$69K Median HH income



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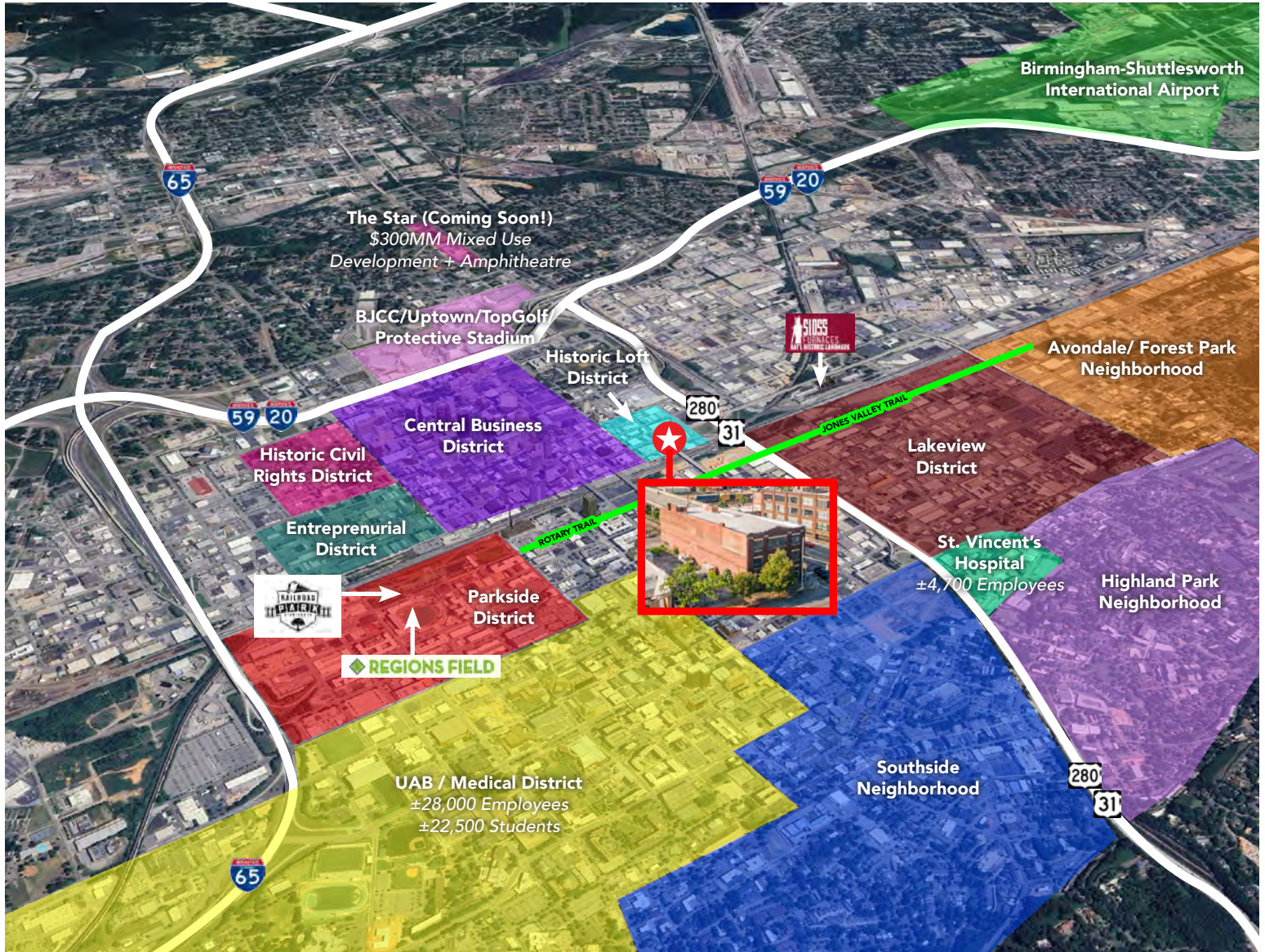
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CENTRALLY LOCATED IN BIRMINGHAM'S ACTIVE DOWNTOWN CORE



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