

**MULTIFAMILY -- Apartment**[Click photo to enlarge or view multi-photos.](#)

MLS#	21422688	List Price	\$1,690,000
Status	Active	Orig Price	\$1,690,000
Address	1609 6TH STREET N BIRMINGHAM	List \$/Sqft	
Zip	35204	AL	Total Units 24
County	Jefferson	Elem	
Market Area	190 Downtown Birmingham, Sout	Jr/Middle	
Subdivision	FOUNTAIN HEIGHTS	IntrM	
Parcel ID	22-00-26-2-031-001.000	High	
TaxDistrict	BIRMINGHAM	YearBlt/Desc	1973 / Existing
FloodPlain	N	LeadPntDisc	Y
Legal Description	LOTS 21 THRU 24 A P MCCLOSKEY S/D	WaterHeater	Electric (WTRHTR)

**Driving Directions** Head northwest on 16th St N > Turn left onto 16th Terrace N > Turn left onto 6th St N > Turn left onto 16th Ct N > 16th Ct N turns slightly right and becomes 7th St N (Destination will be on the right)



EFF	SQFT	BD#	FB#	HB#	Furnished	Features	#Units
Type 1	728	2	1	0	None	Refrigerator, Stove, Washer/Dryer Connection	24
Type 2							
Type 3							
Annual Tax Amount	\$10,205				Gross Income	233,964	Per Year
SALES TYPE	N/A				Redemption (Y/N)	N	
Termite Contract (Y/N)	N				TermiteCompName		
CONSTRUCTION	Brick and Frame				FOUNDATION	Slab	
FINANCING	Cash, Conventional				OWNER PAYS	No Utilities (Owner), Trash Collection	
FLOORS	Laminate, Wall-to-Wall Carpet				(OWNER)		
					TENANT PAYS	All Utilities (TENANT)	
					PARKING	2 Spaces per Unit, Guest Parking	
					HEATING	Window Units (HEAT)	
					COOLING	Other	
					SEWER/SEPTIC	Connected	
					WATER	Public Water	
					MISCELLANEOUS	None/Other	

100% OCCUPIED as final tenant moves in shortly. Amazing opportunity to purchase this renovated 24-unit property close to downtown! All units are 2bed 1bath and have been rehabbed in the past 3 years most all to the studs. All plumbing walls redone including plumbing stacks. New plumbing and updated electrical. New Kitchens and bathrooms- cabinets and all! Granite in Kitchens. New LVP throughout main living and new carpet in bedrooms. All new Metal Roofs! Interior and all exterior has been newly painted. New heat/air units - mounted under kitchen window. Newly paved parking lot! 1/2 of the tenants are Section 8. Projected Gross income of \$226,306 yearly. Projected NOI for next year is \$174,871. NO OPTION FOR SELLER FINANCING!

Agt Interest/Owned (Y/N) No

**Agent Notes** 96% occupied with final tenant moving in shortly. Currently 1/2 of tenants are Section 8. All units have been rehabbed in the last 3 years with new flooring, kitchens, upgraded electrical, plumbing, wall-mounted heat/air units, paint, carpet, lighting, window blinds. Newly paved & striped parking lot (June 2025) Projected total income of \$226,306 yrly. Projected NOI for next year is \$174,871. Due to potential 100% occupancy property will be shown once under contract. NO OPTION FOR SELLER FINANCING!

*Use this space provided above to record your own notes or comments about this property*

LstOff	KWRBM	Keller Williams Realty Vestavia	OFFIC: +1 (205) 397-6500	PITI	Loan	Balloon	Amort
LstAgt	34607	Margie Beth Shaw - CELL: (205) 234-2906		Lockbox	NONE		
Phone 1:	CELL: (205) 234-2906	MargieBeth@kw.com		Showing Instructions	Call Listing Agent		
Phone 2:	OFFIC: 205-397-6500	Phone 3: O FAX: 205-397-6501		Owner Name	1609 6th Street LLC		
Co-Off				Listing Type/II	Exclusive Right to Sell / Full Service		
Co-Agt				Broker Relationship	Agency		
Co-Off				Seller Considering Concessions	Yes		
Co-Agt				FINANCING	Cash, Conventional		

**Status** Active

**DATE HISTORY**

Listing Date	6/20/2025
Expiration Date	12/31/2025
Contract Date	
Closed Date	
Cancelled Date	
Withdrawn Date	

<b>Sales Price</b>
Sale Price/Sqft
SellOff
Co-SellOff
Co-SellOff
Sale Notes

**Contract Date**  
Terms of Sale

**Closed Date**  
Concessions  
SellAgt  
Co-SellAgt  
Co-SellAgt

**DOM/CDOM** 0 /

Concessions Amt