

MULTIFAMILY -- Apartment

MLS#	21422688	List Price	\$1,690,000
Status	Active	Orig Price	\$1,690,000
Address	1609 6TH STREET N	List \$/Sqft	
	BIRMINGHAM	Total Units	24
Zip	35204	Unit/Lot#	
County	Jefferson	Elem	
Market Area	190 Downtown Birmingham, South	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)

Click photo to enlarge or view multi-photos.



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	Expenses	50,700	Per Year
SALES TYPE	N/A	Redemption (Y/N)	N		Foreclosed Deed Date		
Termite Contract (Y/N)	N	TermiteCompName					
CONSTRUCTION	Brick and Frame	FOUNDATION	Slab		HEATING	Window Units (HEAT)	
FINANCING	Cash, Conventional	OWNER PAYS	No Utilities (Owner), Trash Collection (OWNER)		COOLING	Other	
FLOORS	Laminate, Wall-to-Wall Carpet	TENANT PAYS	All Utilities (TENANT)		SEWER/SEPTIC	Connected	
		PARKING	2 Spaces per Unit, Guest Parking		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 yrlly. 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					
Phone 1:	CELL: (205) 234-2906	MargieBeth@kw.com	Showing Instructions	Call Listing Agent	Lockbox	NONE	
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	

Sales Price	Contract Date	Closed Date	DOM/CDOM	0 /
Sale Price/Sqft	Terms of Sale	Concessions	Concessions Amt	
SellOff		SellAgt		
Co-SellOff		Co-SellAgt		
Co-SellOff		Co-SellAgt		
Sale Notes				