



Hassinger Daniels Mansion
Bed and Breakfast

EXCLUSIVELY LISTED BY:

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BIRMINGHAM, AL 35223



2028

**Highland Ave S
Birmingham, AL 35205**



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executive summary

A fully restored 1898 Victorian Mansion on the National Historic Registry. Located in the Five Points Historic District, near the University of Alabama at Birmingham and 5 Hospitals, Five points is home to \pm 41 restaurants and evening entertainment venues.

- This 12,000 square foot Mansion has 4 stories (3 stories Bed & Breakfast, 1 story Art Studio).
- A total 10 Guest Rooms (4 suites (each sleeps 3-4) & 6 bedrooms (each sleeps 2)) , 14 Bathrooms, and Owner's Quarters
- Its steep complex roof is adorned with numerous gables and decorative finials
- Wraparound veranda porch constructed of limestone with scalloped limestone porch enclosure
- All window lintels and sills are limestone, and it has a well-appointed brick exterior with joisted masonry interior
- The athenaeum in the pediment over the front door entry has elaborate scroll-work unique to the mansions of this neighborhood and time period
- The east side has a circular staircase between the 2nd and 3rd floors with the beautiful Victorian stained glass still intact with vivid gold, orange and blue colors, including a Heraldry theme in the central curved stained glass
- Eight (8) Victorian ornamental fireplaces and surrounds are present and 4 chimneys
- The building was restored in 2011 to 2013 under International Building Code standards with modern electrical, plumbing, and mechanical systems
- \pm 0.4 Miles from Highway 280
- \pm 1.3 Miles from I-65
- \pm 2.9 Miles from I-20
- \pm 7.5 Miles from the Birmingham Shuttlesworth International Airport
- \pm 7.8 Miles from I-459



2028 Highland Ave S
Birmingham, AL 35205
PROPERTY ADDRESS



\$2,250,000
SALE PRICE



12,000 SQFT
BUILDING SIZE



\$180.00
PRICE PER SF



7.3%
CAP RATE



\$165,000
NOI



1898 (2011-13 improved)
YEAR BUILT

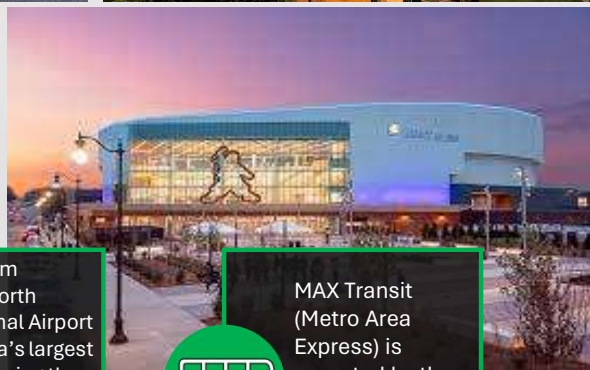
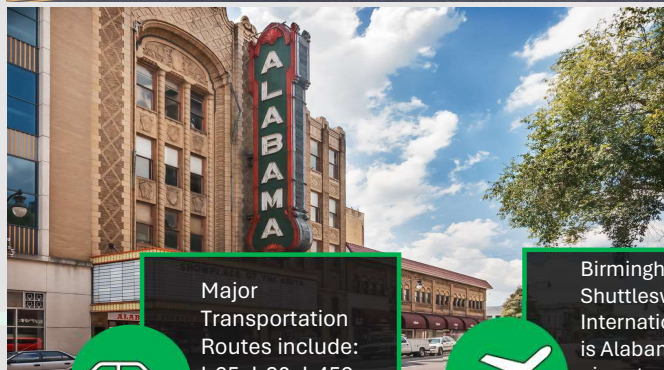
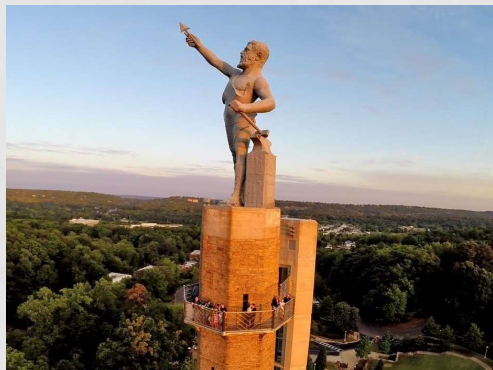
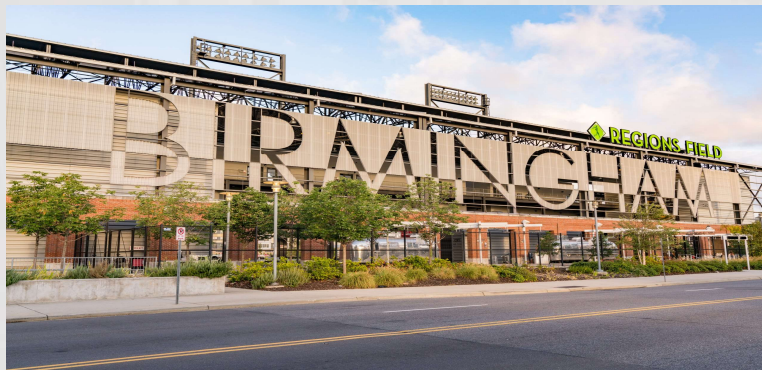
BIRMINGHAM, AL

Iron ore, coal, and limestone defined Birmingham when it was founded in 1871. This property was built by the Iron industrialist William Hassinger and his wife Virginia in 1898 on Highland Ave South, the Silk Stocking Row of the wealthy and powerful families. More than 150 years later, the Magic City is a vibrant place of outstanding communities committed to becoming the best version of Birmingham we can be. Birmingham is home to world-class medical research, a celebrated food and arts scene, and the Birmingham Civil Rights National Monument. We are a community dedicated to fostering growth through a progressive business climate and a devotion to social justice.

Nestled at the foothills of the Appalachian Mountains, Birmingham boasts more green space per capita than any other city its size in the nation, with breathtaking locations from Ruffner Mountain to Railroad Park to the 2.2 mile Vulcan Trail at the foot of Vulcan Park and Museum. The city is home to Childrens of Alabama Indy Grand Prix in April, Birmingham Freedom Fest in the summer, great HBCU football in October featuring the Magic City Classic, and the Birmingham Bowl in December. The Mansion is 2 walkable blocks to the University of Alabama Birmingham, the State's largest employer with its 5 hospitals, 3 heliports, 4 million patient visits per year, a student body of 35,000 students, and rated in top 10 of National research institutions for Bio-Medical funding.

In June 2024, Birmingham will proudly host MLB at Rickwood Field: A Tribute to the Negro Leagues. The city-owned Rickwood Field is the oldest professional ballpark in the United States and former home of the Birmingham Black Barons of the Negro Leagues. The event will feature a special Regular Season game between the St. Louis Cardinals and San Francisco Giants!

Five interstates provide access to more than 80% of the U.S. population in a two-day drive. The Birmingham-Shuttlesworth International Airport offers 114 flights to 26 airports and 23 cities.



Major Transportation Routes include: I-65, I-20, I-459, I-59 & I-22. Highway 280 & Highway 31



Birmingham Shuttlesworth International Airport is Alabama's largest airport, serving the Greater Birmingham area and surrounding Southeastern cities.



MAX Transit (Metro Area Express) is operated by the BJCTA. Averaging 3 million riders each year

location overview

ABOUT

The city of Birmingham has a population of nearly 750,000 and is the central hub of the Greater Birmingham Region with a population of 1.5 million, making it the largest population and economic region in the state of Alabama.

Birmingham is seventh among the 150 largest US metros for percent increase in millennial residents (ages 25-34)

POPULAR PLACES

according to *tripadvisor.com*

- Barber Vintage Motorsports Museum
- McWane Science Center
- Birmingham Civil Rights Institute
- Birmingham Botanical Gardens
- Vulcan Park and Museum
- Birmingham Museum of Art
- Sloss Furnaces National Historic Landmark
- 16th Street Baptist Church
- Alabama Theatre
- Southern Museum of Flight
- Birmingham Zoo
- Regions Field
- Red Mountain Park
- The Market at Pepper Place
- The Summit
- BJCC & Legacy Arena
- Ava Maria Gratto
- Aldridge Botanical Gardens

HIGHER EDUCATION

- University of Alabama at Birmingham
- Samford University
- Miles College
- Montevallo University

photos



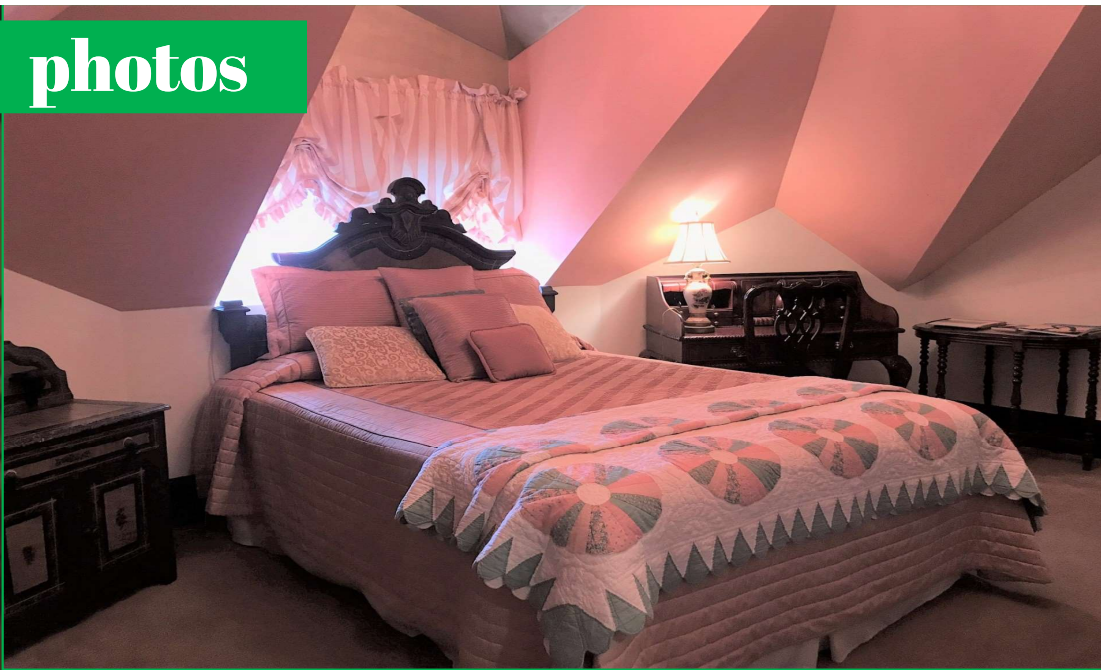
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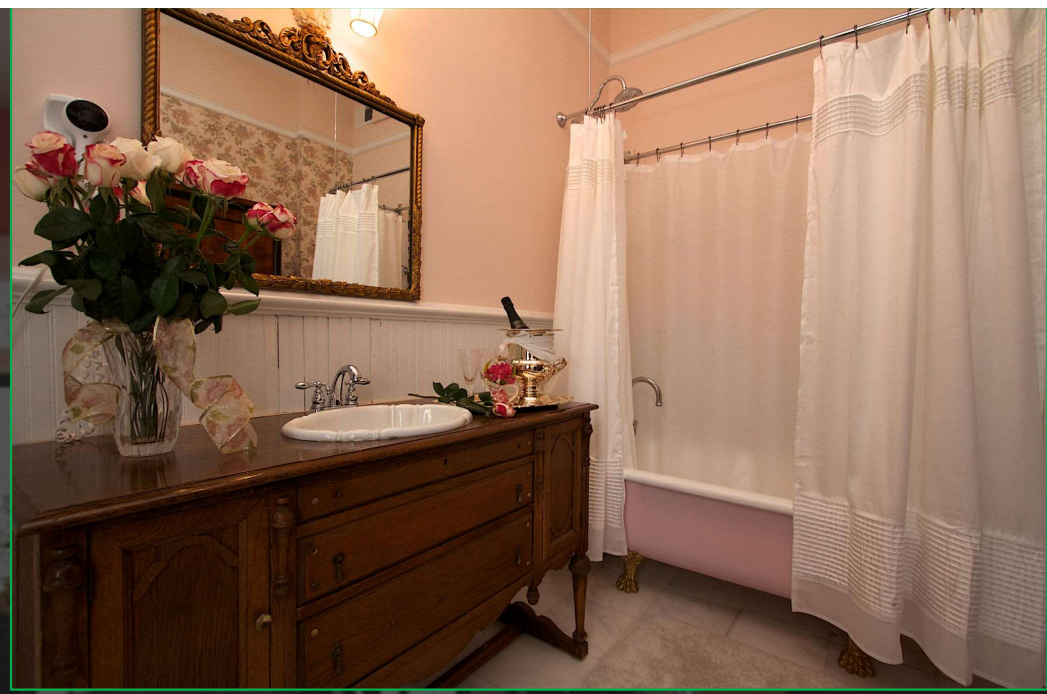
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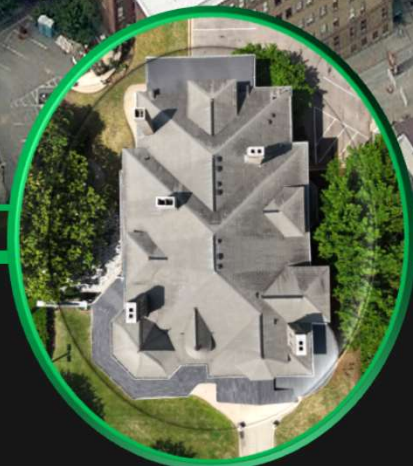
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photos



aerial photos



retail map



93
WALK SCORE



39
TRANSIT SCORE



35
BIKE SCORE

advisor bio

BACKGROUND

Sims Herron has held a property management role over the past year, taking on the Orchestra Partners portfolio in Birmingham, Alabama. This has helped him gain a deep understanding of the real estate industry and a proven track record of delivering exceptional service to clients. Over the past year, he has honed his skills in property management, gaining valuable experience in managing properties, communicating with tenants, and navigating the complexities of the industry.

Now, Sims has transitioned into a retail tenant rep role serving clients in the Birmingham area and representing RaceTrac in South Alabama and the panhandle of Florida. With his eyes on the industrial sector, he is ready to apply his knowledge of the real estate industry to help clients find the perfect commercial spaces for their businesses. His dedication, attention to detail, and commitment to providing exceptional customer service make him an ideal candidate for success in this new role. We are confident that he will excel in this exciting new phase of his career!

Sims spent two years of his life out of high school as a fly fishing guide in the western part of the country.

SKILLS

- Sale and Lease Commercial Real Estate
- Warehouse and Industrial Tenant Rep
- Retail Tenant Rep

PRIMARY SPECIALTY

- Office/Warehouse Space
- Sale Lease Back
- Retail

DESIGNATIONS

Sales & Leasing Agent
Currently Seeking CCIM Designation

EDUCATION

Samford University, Business Management & Leadership May 2023



Sims Herron, Sales Agent

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BACKGROUND

Since joining Moore Company in August 2016, Jon has completed over 700400 transactions with a volume of \$79 million, obtained his Broker license, and earned his CCIM designation. Jon brought 14 years of sales and management experience in the Motorsports industry to MCR, and was the General Manager of several successful Motorsports Stores of Halls Motorsports. Jon is a graduate from Troy University with a Bachelor of Science in Business Administration and Marketing B.A. degree, and couples serious business skills, with diligent sales service.

Jon is actively involved in YMCA Boys Work Committee and Prattville Chamber of Commerce in Montgomery. He is a proud community member of the community in Prattville and gives back at his church Center point Fellowship.

Jon spent his childhood and high school years racing Motocross, he was ranked 1st at the state level for multiple years, top 10 in the nation 3 years in a row, and an impressive top 5 ranking two years in a row. When Jon is not working he enjoys spending time with his wife and two small children, as well as morning duck hunts and afternoon trips to the golf course.

SKILLS

- Sales, Marketing & Presentation
- Strong Client Retention
- Networking
- Organization
- Management Skills
- Negotiation Skills
- Strong work ethic and ability to adapt to complex situations

PRIMARY SPECIALTY

Identifying new business opportunities through research and by building canvassing, effectively implementing salesmanship in negotiations, employing leverage and strategy, problem-solving, research and negotiation skills.

DESIGNATIONS

Broker
CCIM (Certified Commercial)

EDUCATION

B.S. in Business Administration and Marketing from Troy University in 2007

advisor bio



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