

417 2nd AVE N BIRMINGHAM, AL



Birmingham

BROCKMAN MISSEL

GROUP

with



COMMERCIAL

EACH OFFICE IS INDEPENDENTLY OWNED & OPERATED

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THE OFFERING

- Address: 417 2ND AVE N
Birmingham, AL including parcels:
29 00 02 2 010 006.000
29 00 02 2 010 008.000
29 00 02 2 010 004.000
- Price \$400,00.00
- Location Birmingham
- Project Type Office/Flex
- Doors 1





	3 MILES	5 MILES
Population	54,034	161,441
Households	\$38,018	

THE INVESTMENT



Strategic Birmingham location

Positioned near Downtown Birmingham with convenient access to major commercial corridors and regional highways



Freestanding commercial building

Standalone structure with signage visibility and on-site parking allowing operational flexibility for a wide range of commercial users



Strong owner-user opportunity

Ideal for contractor offices, staffing agencies, service retail, logistics support, or small business headquarters



Established workforce corridor

Located within a dense residential and industrial trade area supporting local employment and service demand



Proximity to Downtown and I-20 / I-59

Minutes from Birmingham's central business district and major interstate infrastructure supporting regional connectivity



Limited supply of small commercial buildings

Freestanding commercial assets of this size are increasingly limited, creating long-term value for owner-users and investors

Birmingham

417 2nd AVE N Birmingham AL 35204

417 2nd Ave N offers a rare opportunity to acquire a freestanding commercial building in Birmingham well suited for an owner-operator or small business user. The property features a highly visible monument sign, easy drive-up access, and a straightforward layout that can support a wide variety of commercial uses including service retail, contractor office, staffing agency, or small operations hub.

The site provides surface parking and yard space with convenient access to surrounding commercial corridors. With limited supply of small freestanding commercial buildings in the Birmingham market, this property presents a compelling opportunity for a business owner seeking control of their real estate or an investor looking for a stable, easy-to-manage asset.

THE ASSET

Freestanding commercial building with monument signage

- Excellent visibility and access from 2nd Ave N
- Ideal for service retail, contractor office, staffing office, or small business headquarters
- Existing paved parking area with additional yard space
- Simple layout suitable for multiple commercial uses
- Standalone building allowing full operational control
- Strong opportunity for owner-occupant or small investor



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417 2nd Ave N
Birmingham Al

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