



PROPERTY DESCRIPTION

Iconic Downtown Birmingham YMCA back on the market and priced to sell! Featuring over 90,000sf on 5 levels including roof top courts. Long term lease in place for 99 parking spaces in the adjacent parking deck. Incredible Downtown adaptive reuse opportunity in the CBD. Adjacent to several historic office towers and the Harbert Center. Excellent for community organizations, educational recreation facility, charter school, technical school, community center, charitable organization, corporate HQ redevelopment, hotel redevelopment, or housing redevelopment.

PROPERTY HIGHLIGHTS

- Unique Adaptive Reuse Opportunity
- Priced well below replacement cost
- Prime Location in CBD
- Rare access to adjacent parking deck.

OFFERING SUMMARY

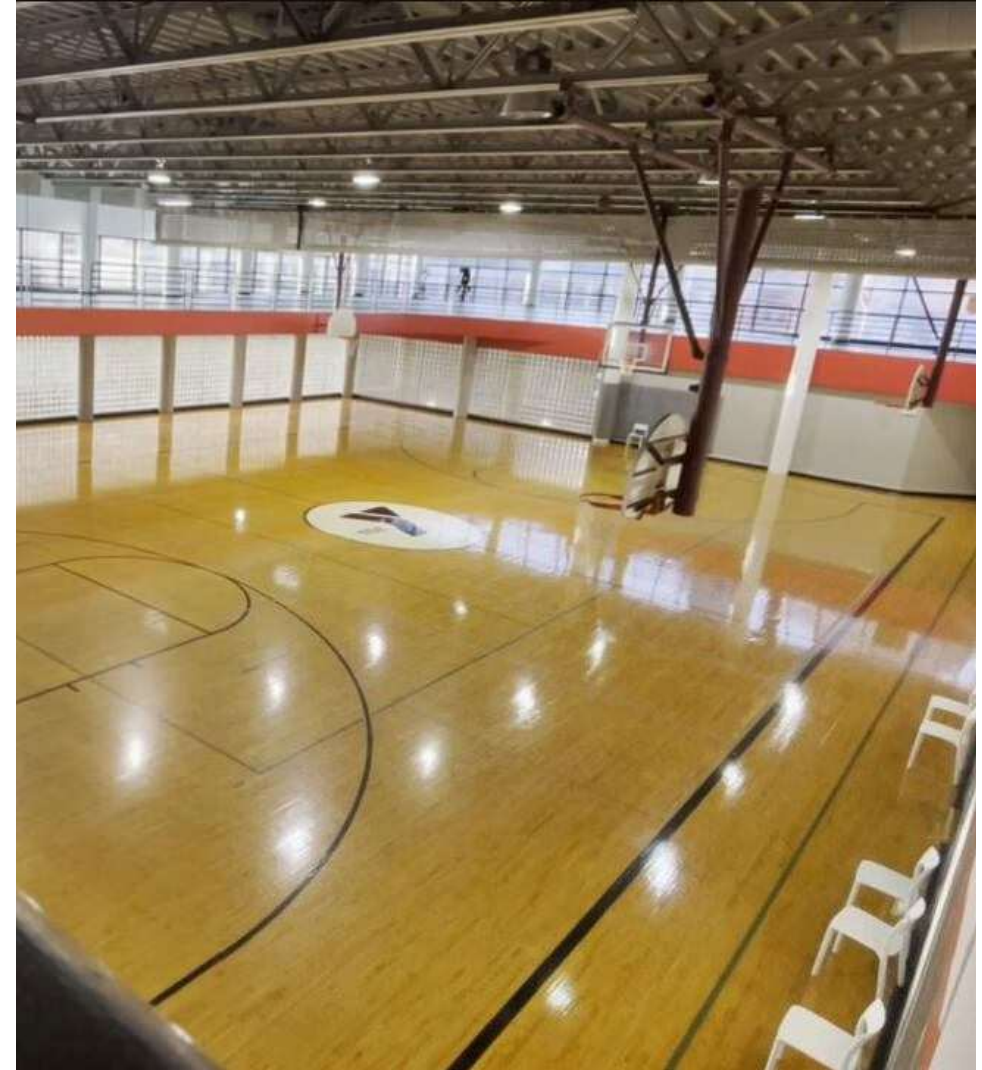
Sale Price:	CALL TO DISCUSS
Building Size:	90,007 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	803	1,764	3,561
Total Population	1,563	3,543	7,106
Average HH Income	\$68,270	\$60,768	\$54,771

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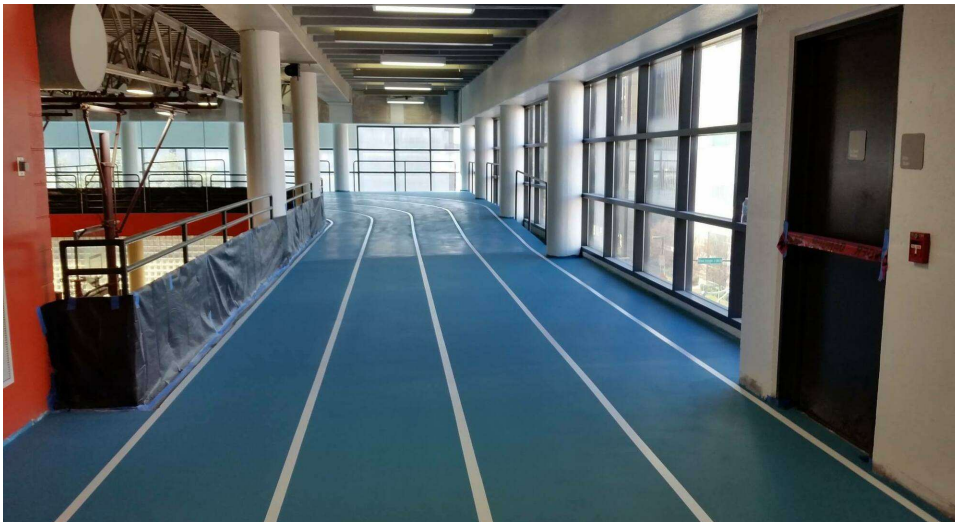
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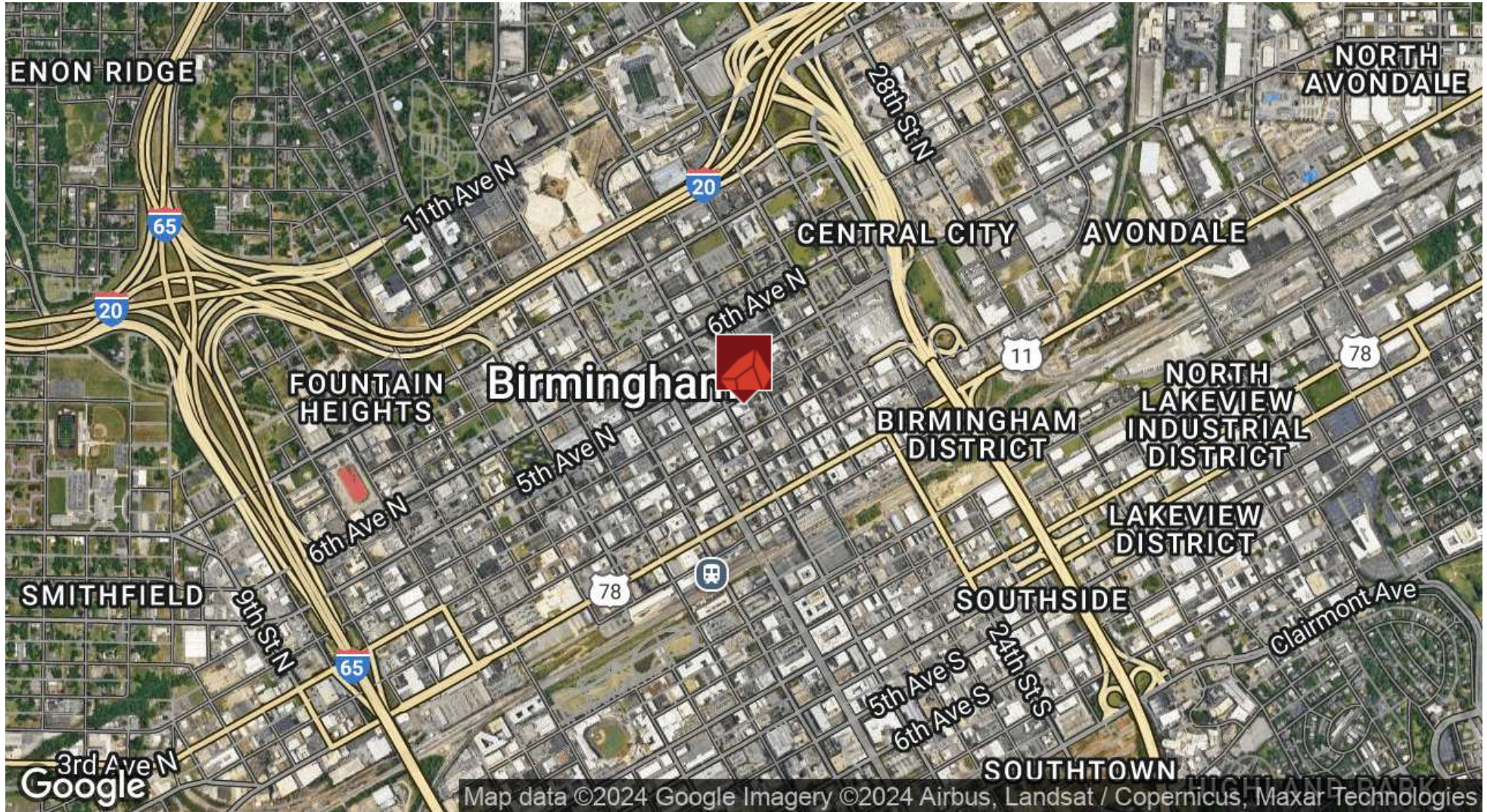
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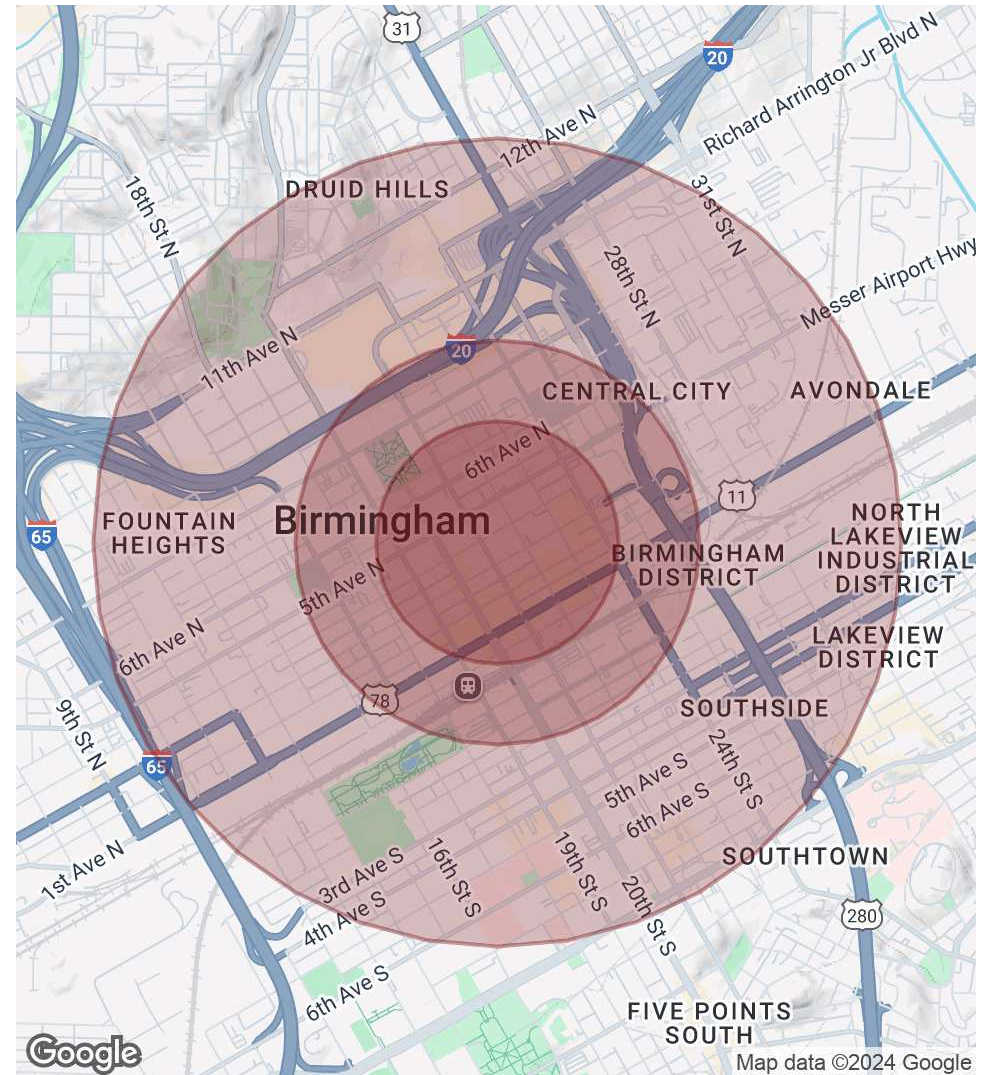
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,563	3,543	7,106
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	43	42	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	803	1,764	3,561
# of Persons per HH	1.9	2	2
Average HH Income	\$68,270	\$60,768	\$54,771
Average House Value	\$363,166	\$322,551	\$260,048

Demographics data derived from AlphaMap



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