



FOR SALE

Historic Redevelopment

Age Herald Building

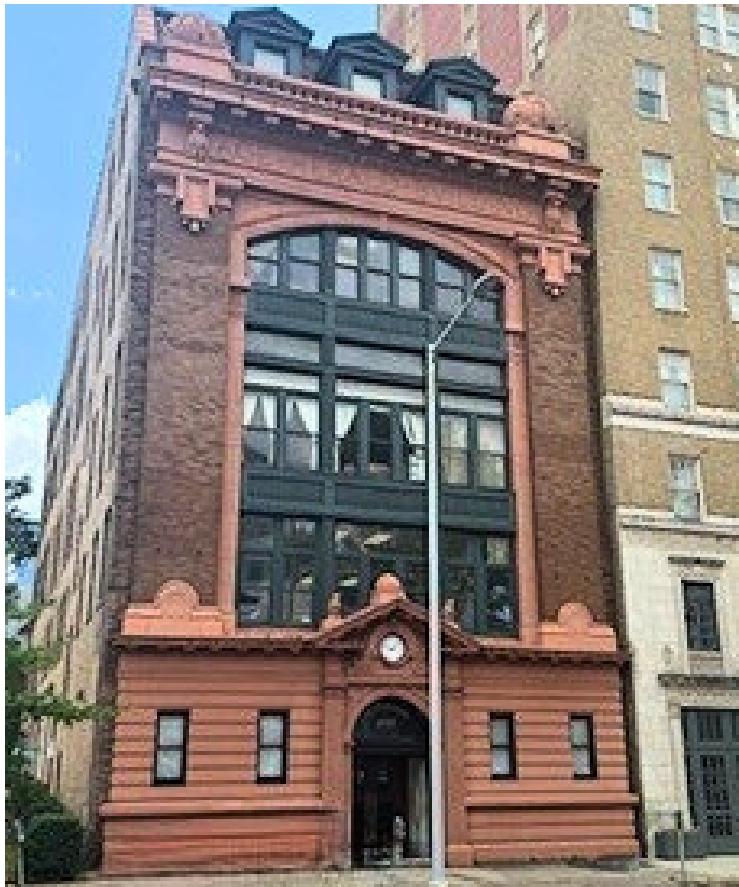
2107 5th Ave N, Birmingham

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All information with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information submitted is subject to change in price, omissions, errors, prior sale or withdrawal without notice.



PROPERTY DESCRIPTION

Extraordinary Historic Redevelopment Opportunity in Downtown Birmingham. Ideal location in the heart of the financial and legal district. Exceptional access to multiple parking areas. The property is well maintained and currently used as a multi-Tenant office building. The building is one of the best examples of the Beaux Arts Style in Birmingham. Currently listed on the National Register of Historic Places.

LOCATION DESCRIPTION

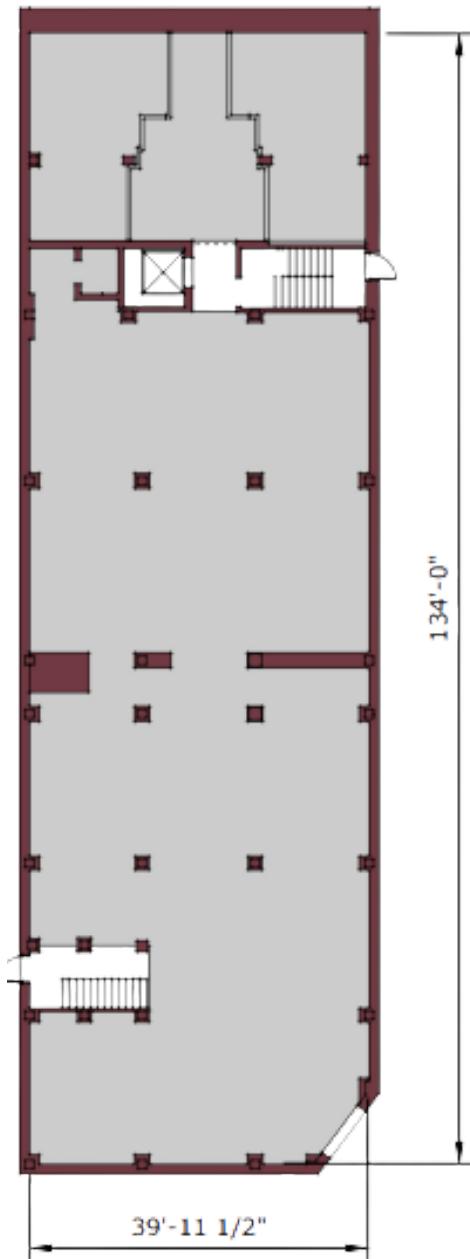
2100 Block of 5th Avenue North, Adjacent to the Redmont Hotel, a member of the Curio Collection of Hilton Hotels, a boutique hotel and Historic building, constructed in 1925 and renovated in 2016. Four parking decks or lots within 1/2 block. The Financial District is one block West. Jefferson County and City of Birmingham Courthouses are 2 blocks North.

OFFERING SUMMARY

Price – \$3,500,000.00
Building Area – 32,960 SQ.FT
Land Area – 5,880
Year Built – 1909

PROPERTY HIGHLIGHTS

- Historic Redevelopment Opportunity
- Property is listed on the National Register of Historic Places with the US Dept. of the Interior
- Eligible for National and State Historic Tax Credits, Façade Easement and Opportunity Zone
- Highly visible location in Central Business District
- Property has been well maintained – Building systems can be used/modified to reduce renovation costs
- Originally constructed in 1908. A Second section was added in 1935
- The building is one of the best examples of the Beaux Arts Style in Birmingham and was designed by the city's leading turn of the century architect – William Weston.
- Re-enforced concrete and brick construction. Distinctive brickwork and extensive use of terra cotta artwork on the exterior
- Originally constructed for the Age Herald, which was the foundation for the Birmingham News. It later served as the home of the Exchange Club of Birmingham and the Headquarters for Rust Engineering, a prominent local firm.



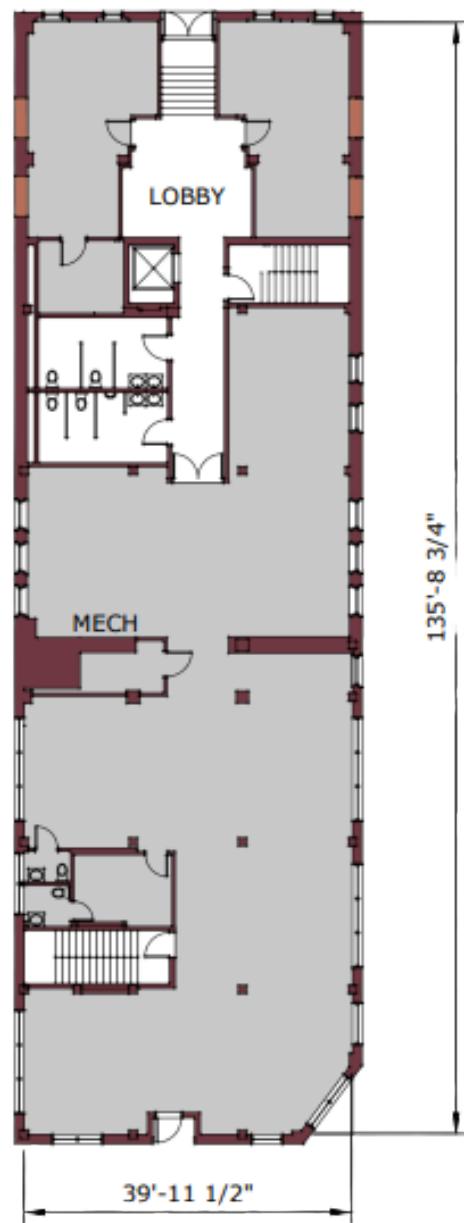
AGE HERALD BUILDING

Basement

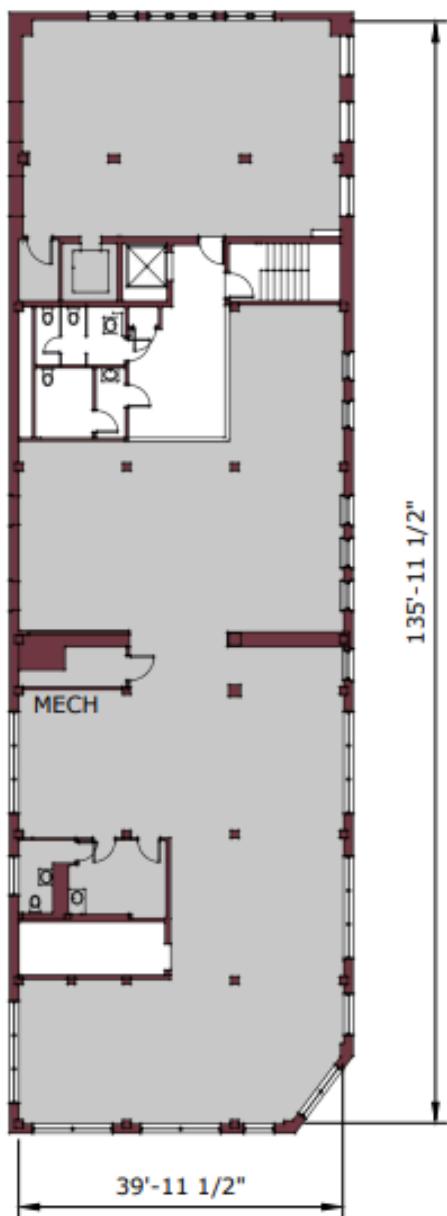
GROSS STORAGE 4907 SQ FT

AGE HERALD BUILDING

1st Floor



NORTH OFFICE 1130 SF*



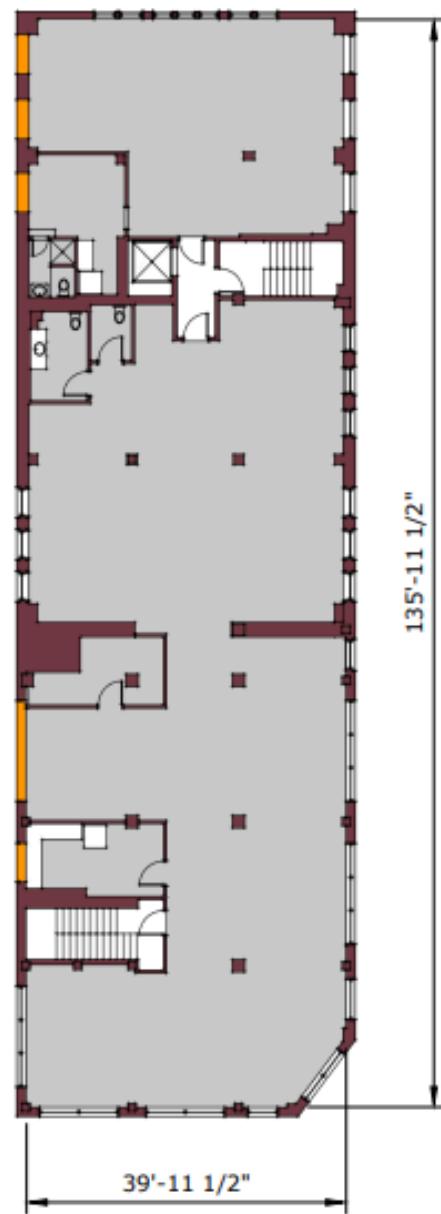
AGE HERALD BUILDING

2nd Floor

SOUTH OFFICE 3412 SF*

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NORTH OFFICE 1134 SF*

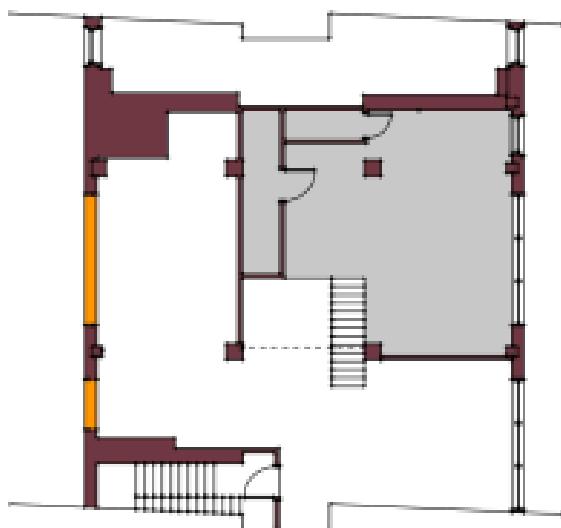


AGE HERALD BUILDING

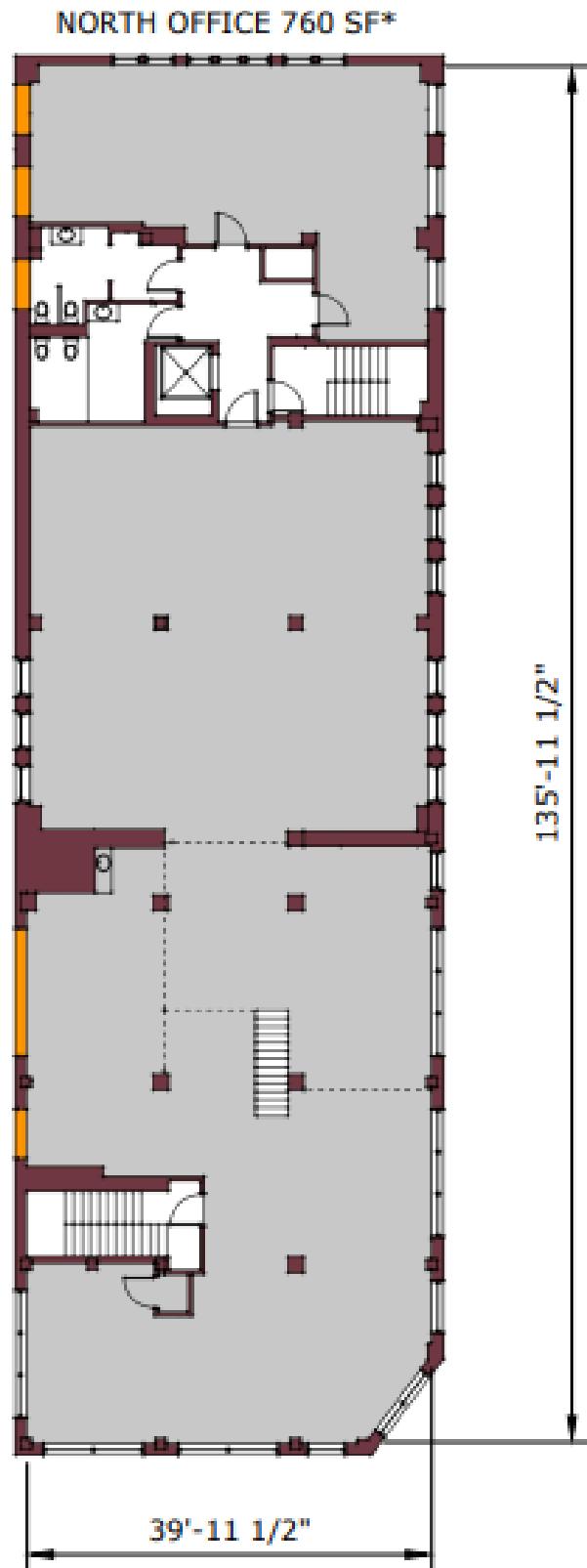
3rd Floor

SOUTH OFFICE 3737 SF*

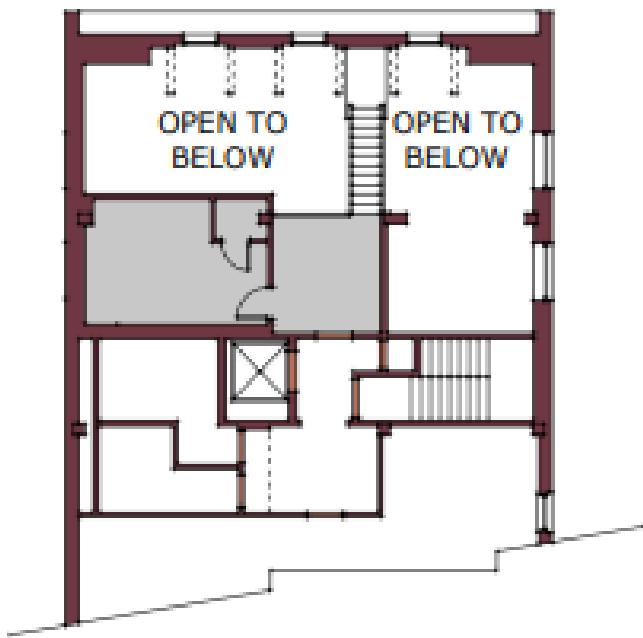
AGE HERALD BUILDING
4th Floor



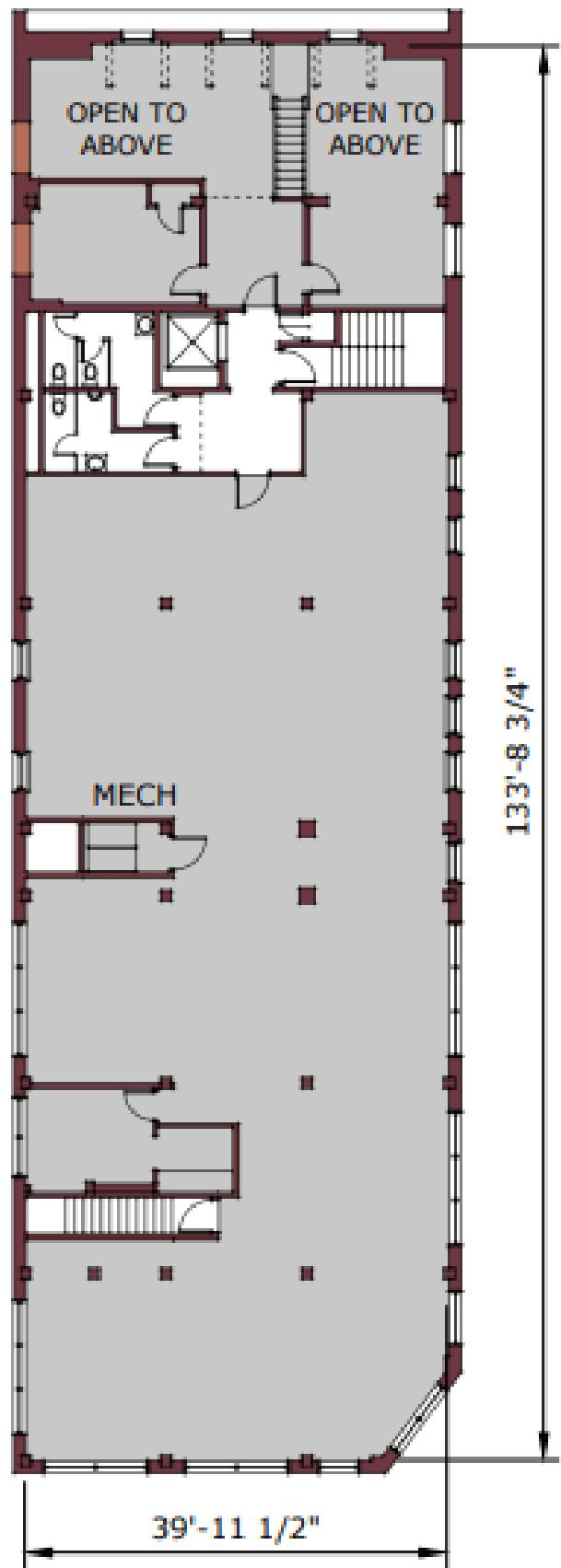
MEZZANINE 527 SF*



MEZZANINE 273 SF*



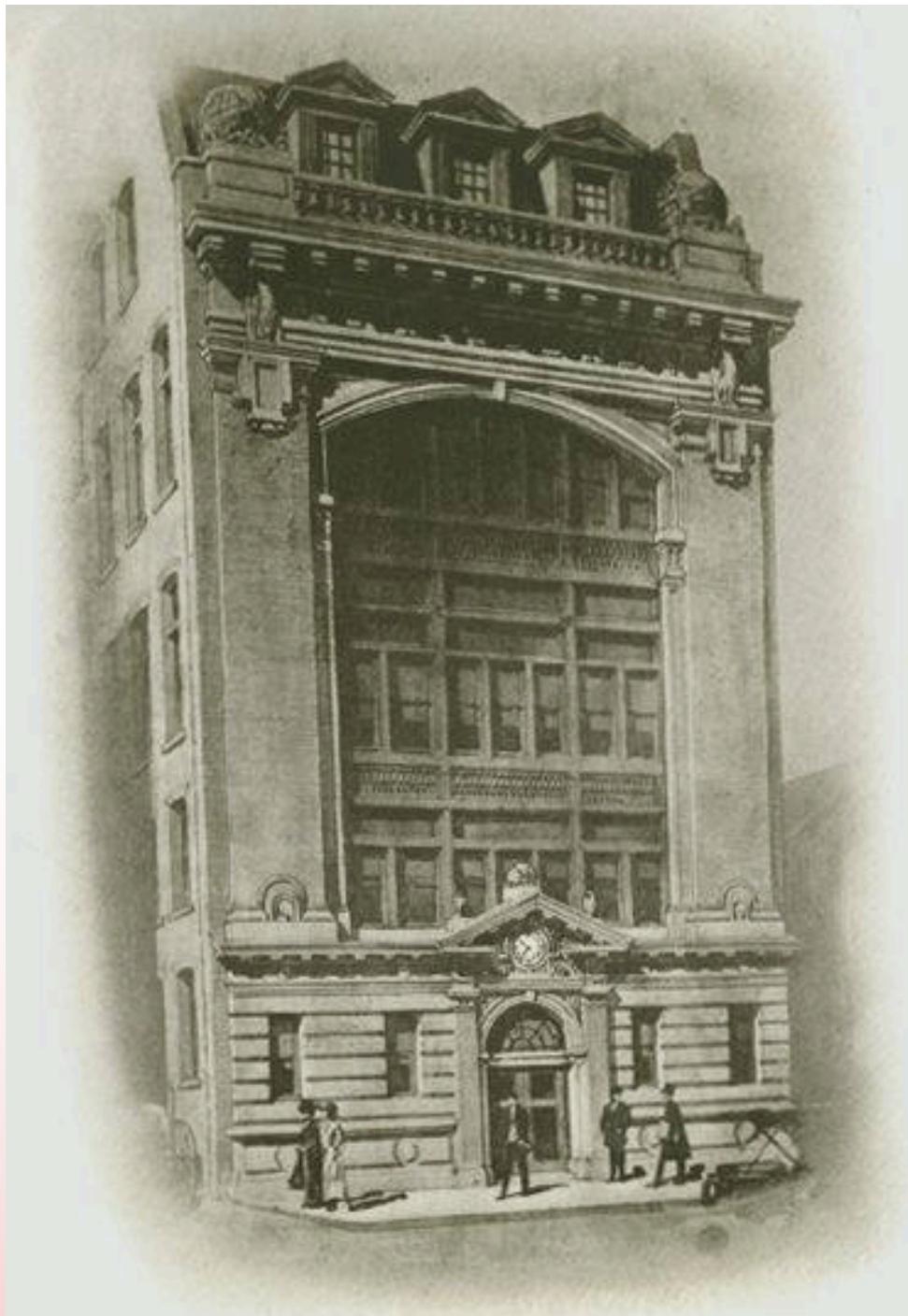
NORTH OFFICE 944 SF*



SOUTH OFFICE 3737 SF*

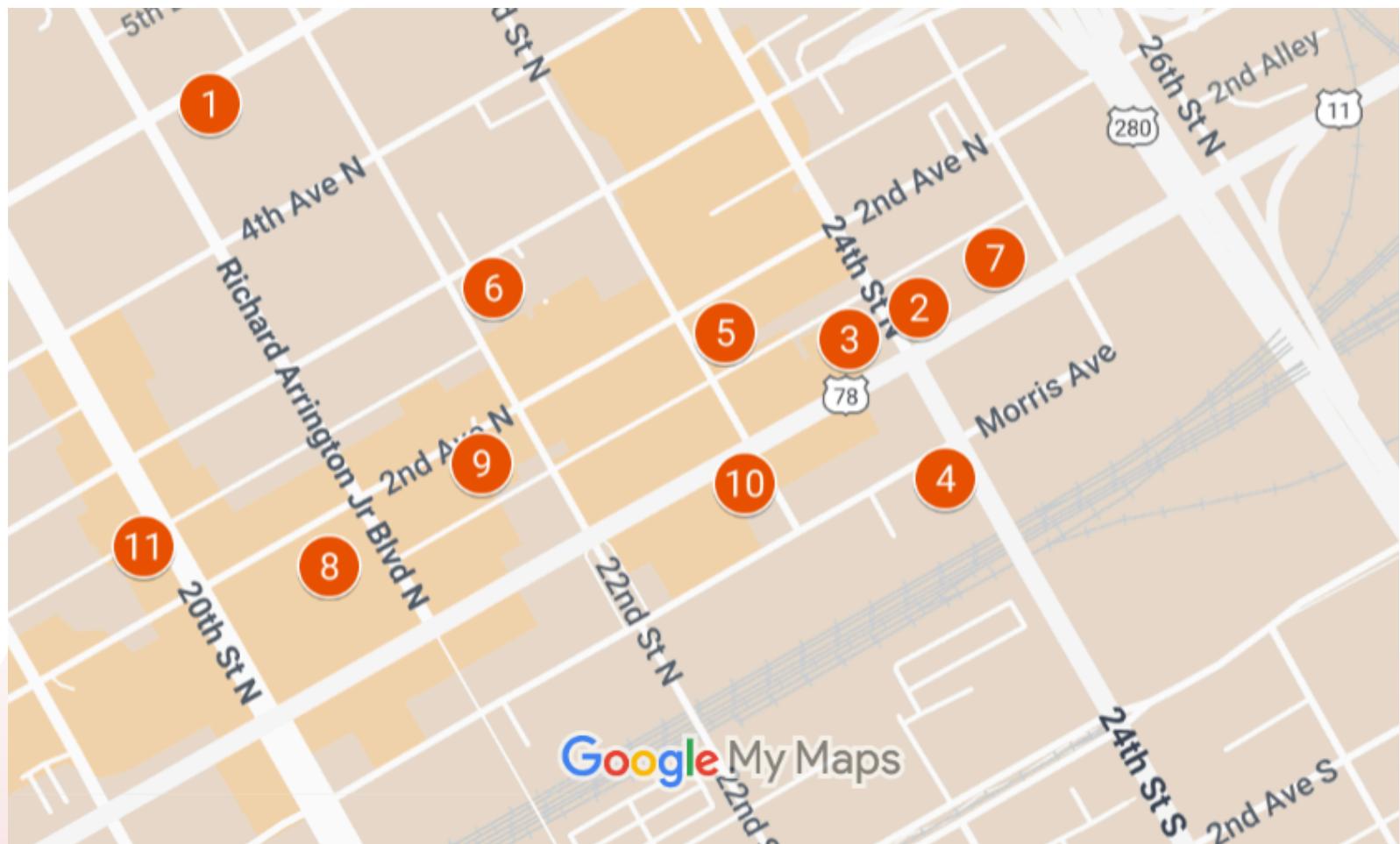
AGE HERALD BUILDING
5th Floor

AGE HERALD HISTORIC IMAGE



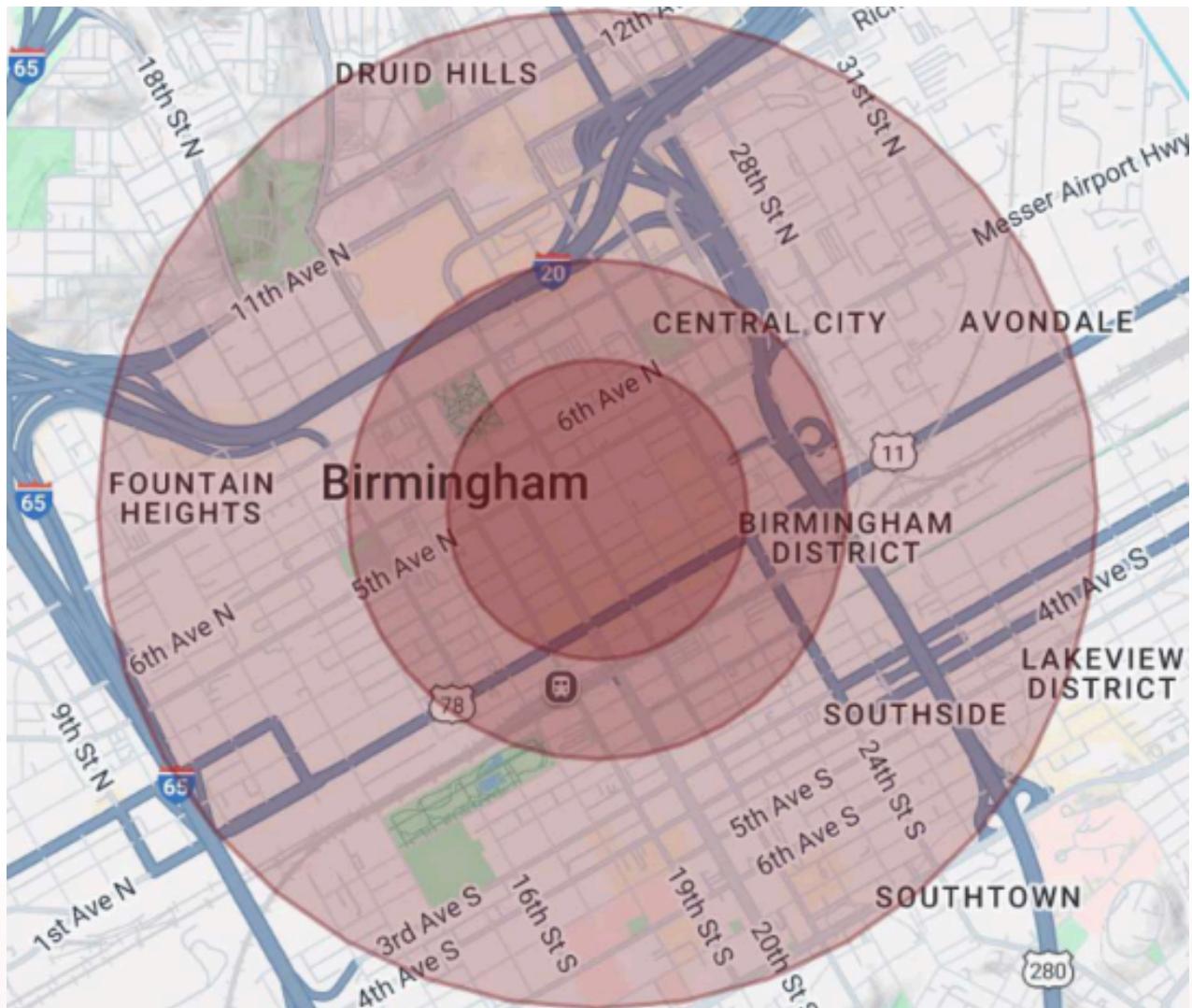
Property of Birmingham Public Library

AGE HERALD SALES COMP MAP & SUMMARY



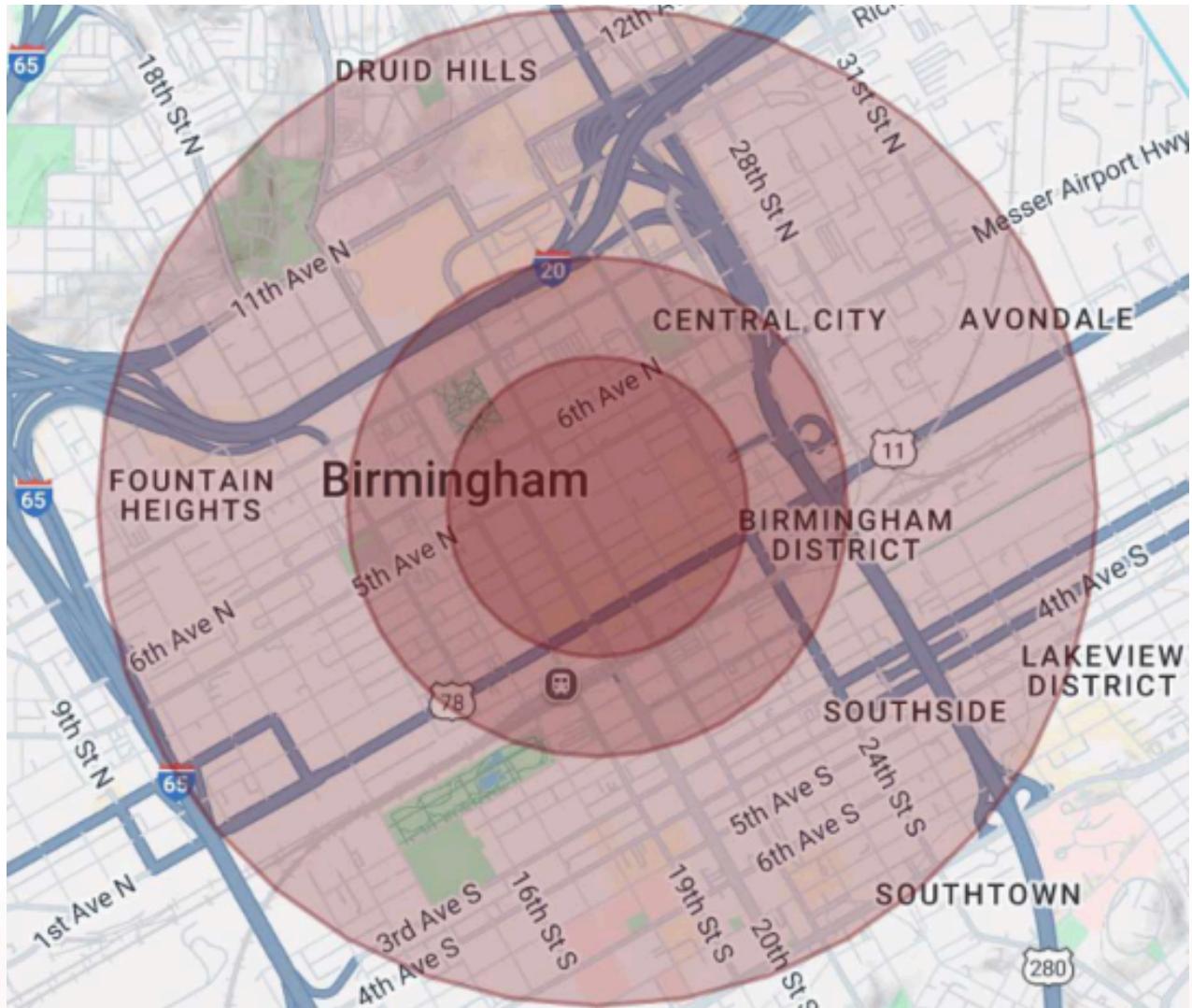
	BLDG NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SQ FT
1	AGE HERALD BUILDING 2107 5 th Ave N Birmingham, AL	\$3,500,000	32,960 SF	\$106.19
2	2400 1ST AVE N 2400 1 th Ave N Birmingham, AL	\$1,600,000	10,000 SF	\$160.00
3	MIKE'S PAWN SHOP 2324 1 st Ave N Birmingham, AL	\$1,250,000	7,860 SF	\$159.03
4	BUCKEYE BUILDING 2335 Morris Ave Birmingham, AL	\$850,000	8,200 SF	\$103.66
5	BALDONE TAILOR 2301 2 nd Ave N Birmingham, AL	\$930,000	9,768 SF	\$95.21
6	MAGIC CITY GRILLE 2205 3 rd Ave N Birmingham, AL	\$1,660,000	10,000 SF	\$166.00
7	MR. BURCH 2420 1 st Ave N Birmingham, AL	\$2,254,675	21,000 SF	\$107.37
8	BIRMINGHAM BAR ASSOCIATION 2021 2 nd Ave N Birmingham, AL	\$1,875,000	28,000 SF	\$66.96
9	PEPPERMINT BUILDING 2121 2 nd Ave N Birmingham, AL	\$3,600,000	26,000 SF	\$138.46
10	BLACK DIAMOND 2229 1 st Ave N Birmingham, AL	\$2,350,000	13,782 SF	\$170.51
11	IRON AGE BUILDING 212-218 20 th St N Birmingham, AL	\$2,900,000	27,770 SF	\$104.43

POPULATION COUNT



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

DEMOGRAPHIC REPORT



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

AGE HERALD BUILDING AERIAL MAPS

