



## SINGLE TENANT INVESTMENT SALE - BIRMINGHAM

2127 1st Ave N, Birmingham, AL 35203

Historical Downtown Birmingham  
Office Investment Sale Located  
in High Growth Corridor

### PROPERTY HIGHLIGHTS

- NOI: \$156,060 – 5.7% Cap
- 2% annual rent bumps
- 7 year lease – ends 12/31/2028
- Tenant: Oncentive
- Tenant pays all utilities, janitorial, and maintenance. Landlord pays taxes/insurance
- Excellent walkability to an array of nearby amenities including: Kelly Hotel, The Essential Cafe, Cayo Coco Rum Bar & Restaurante, The Alabama Peanut Company & Lounge and Pilcrow Cocktail Cellar
- Zoned B4

### EXCELLENT GROWTH ALONG 1ST AVENUE AND MORRIS AVE.

2127 is poised to take advantage of the recent growth taking place along 1st Avenue North and Morris Avenue, just steps from the Shipt Headquarters. Founders Station, which fronts both 1st Ave and Morris and features upscale dining and retail space and condominiums, has been met with much excitement and should bring even more traffic to the area. The Kelly Hotel opened in 2021, just blocks away. The Row5 development on Morris, featuring 5 luxury row-houses, was recently completed and all units have been sold, and Mercantile on Morris retail/residential development is underway just feet from 2127.

### ON-SITE PARKING

2127 1st Avenue features 15 dedicated, on-site parking spots for its tenants. This is very uncommon for smaller office buildings downtown and is a major competitive advantage over other office buildings in the downtown CBD that vie for similar tenants to fill their space.



#### ASKING PRICE:

\$2,750,000

5.7% Cap



#### SIZE:

±9,000 SF Building + 15  
Space Parking Lot



#### LOCATION:

Centrally located on 1st  
Ave N with easy highway  
interstate access



#### HISTORIC PROPERTY:

Built in 1924; Renovated  
2017-2018



#### PARKING LOT INCLUDED:

Rare 15-Space Parking  
Lot Included



**H A R B E R T**  
REALTY SERVICES

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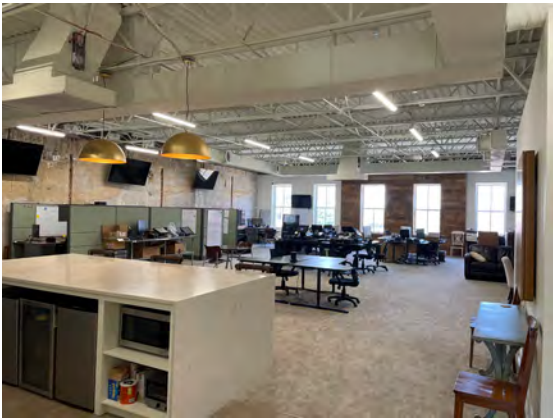
**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

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