



OFFICE BUILDING INVESTMENT SALE

1117 22nd Street South, Birmingham, AL 35205

Office building for sale in prime Southside location



PRICE:

\$1,360,000



SIZE:

6,080 SF



LOCATION:

- Outstanding Southside location across the street from the soon to be redeveloped Highland Plaza (Former Highland Ave Western).
- Walking distance to Bottega, Freddy's Wine Bar, Caldwell Park, Garage Café, and 5 Points South.



INVESTMENT DETAILS:

- **Proforma NOI: \$89,000**
- Shared Office Space currently **100% occupied.**
- Short Term Leases provide opportunity for an owner user
- Financials and Rent Roll Available
- Perfect for 1031 Exchange



HARBERT
REALTY SERVICES

JOHN TALLY

jtally@harbertrealty.com | 205.757.0237

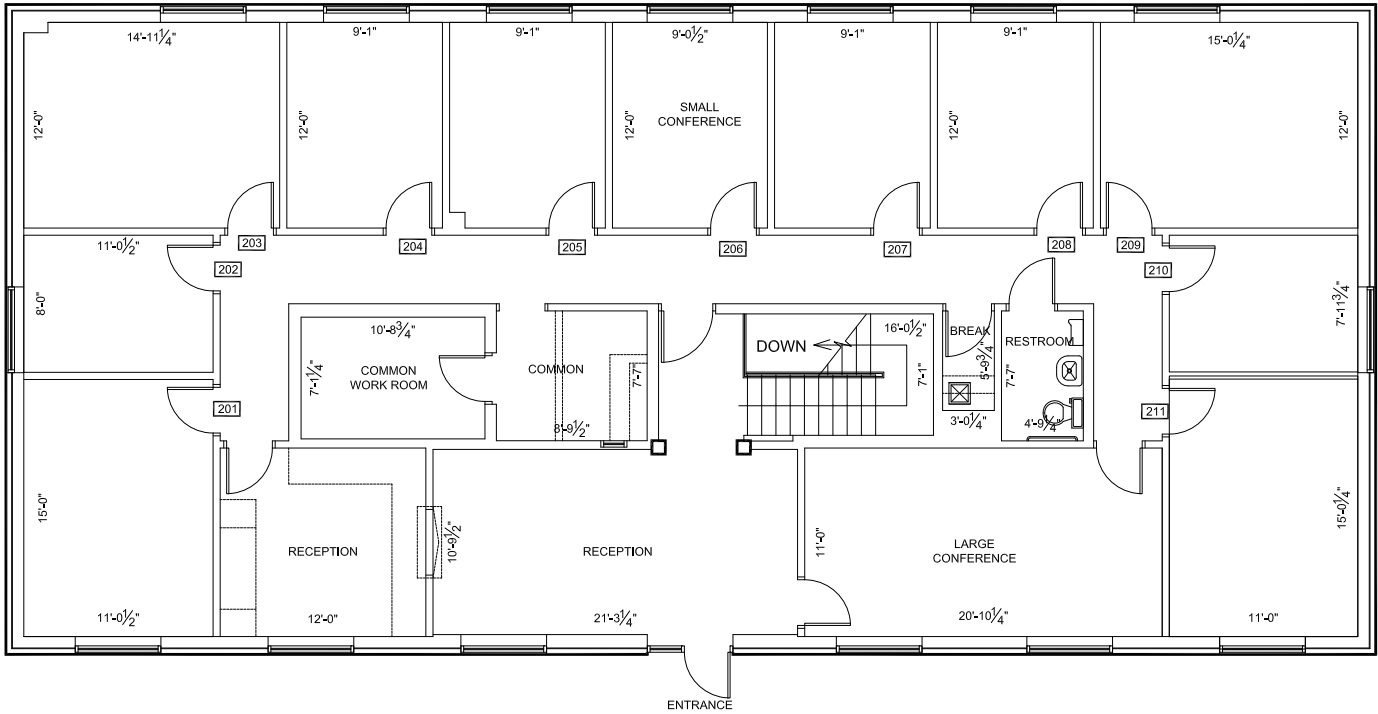
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

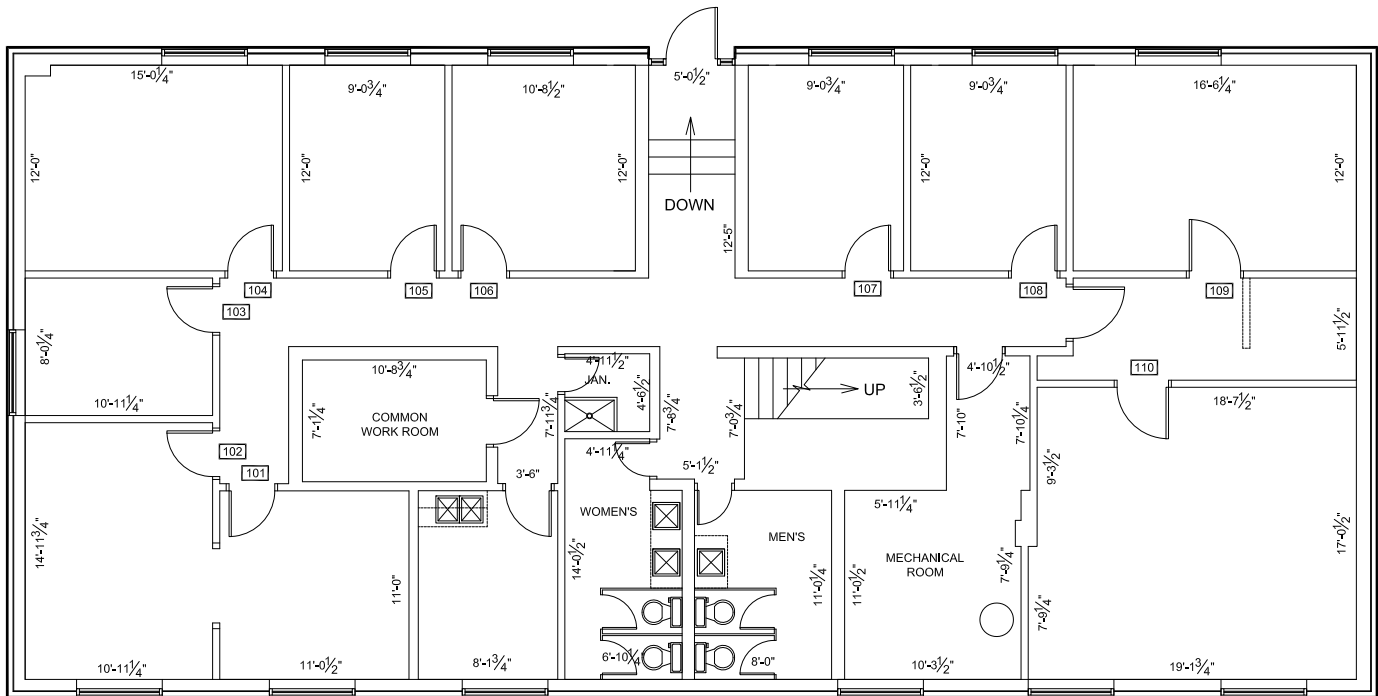
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Main Level



Ground Level



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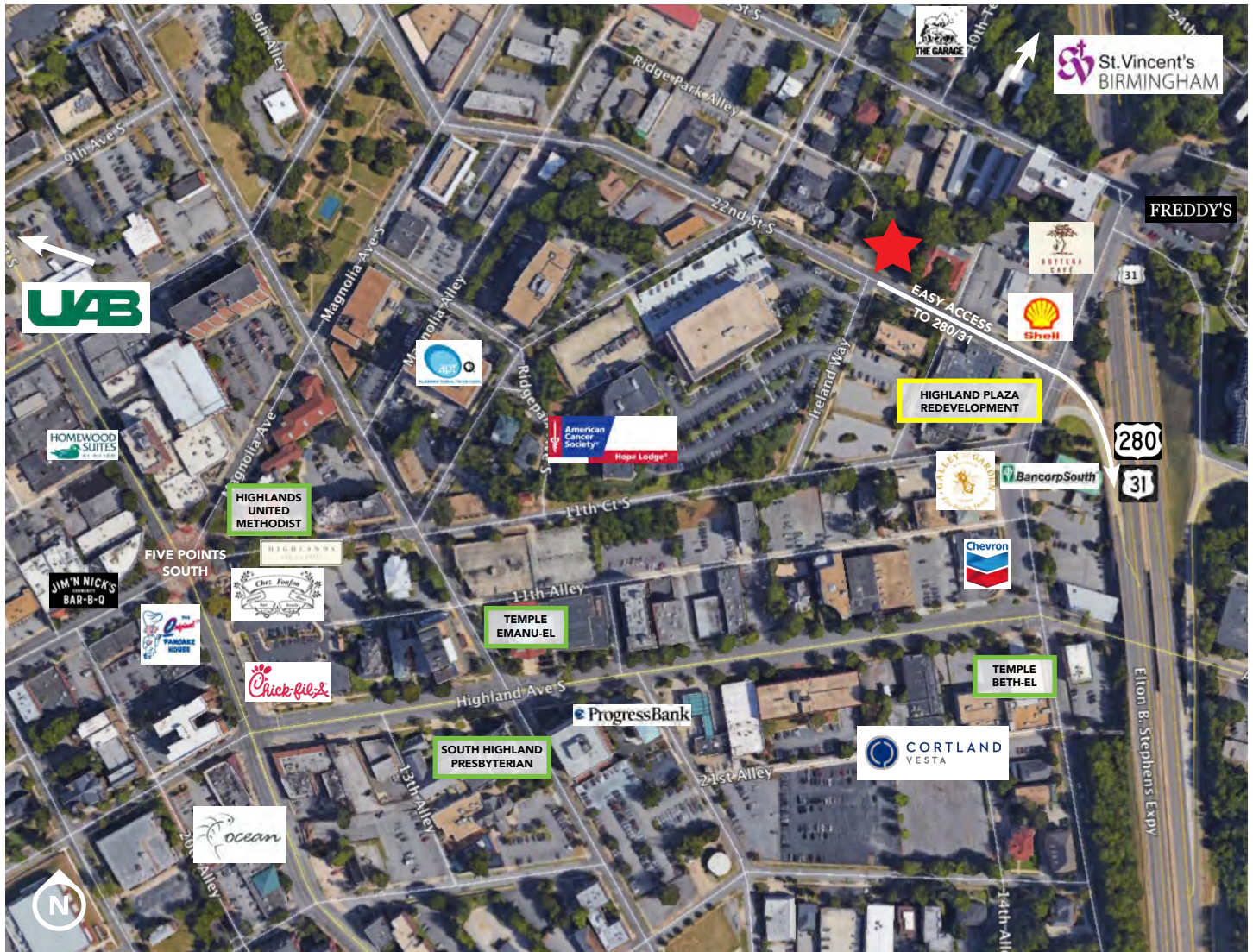
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"WALKER'S PARADISE"
ACCORDING TO WALKSCORE.COM

POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	15,845	79,397	171,227
DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	28,947	125,276	178,386
INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$92,710	\$105,052	\$95,911



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