

NEWLY RENOVATED OFFICE BUILDING FOR SALE

115 Richard Arrington Jr Blvd N, B'ham, AL 35203

Rare opportunity in
Downtown Birmingham

PROPERTY HIGHLIGHTS

- Newly renovated in 2021
- Perfect for Owner occupier
- Windows on 3 Sides
- Two (2) parking spaces on site; multiple surface lots and city parking decks 1-2 blocks away



REDUCED ASKING PRICE:

\$1.85 Million (\$171/SF)



SIZE:

10,800 SF Office/Retail
3 stories:

- 1st Floor: office/Retail
- 2nd/3rd Floors: Offices



TENANTS:

6 existing office tenants with leases expiring in Sept. 2022.
\$6,300/month rental income currently



2021 RENOVATIONS:

- New HVAC units
- New windows on 2nd/3rd floors
- New elevator
- Built out offices
- Paint
- Flooring
- Updated sprinkler systems



HARBERT
RETAIL

CASEY HOWARD

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For More Information: Harbert-Retail.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.

RARE OPPORTUNITY: OFFICE BUILDING FOR SALE

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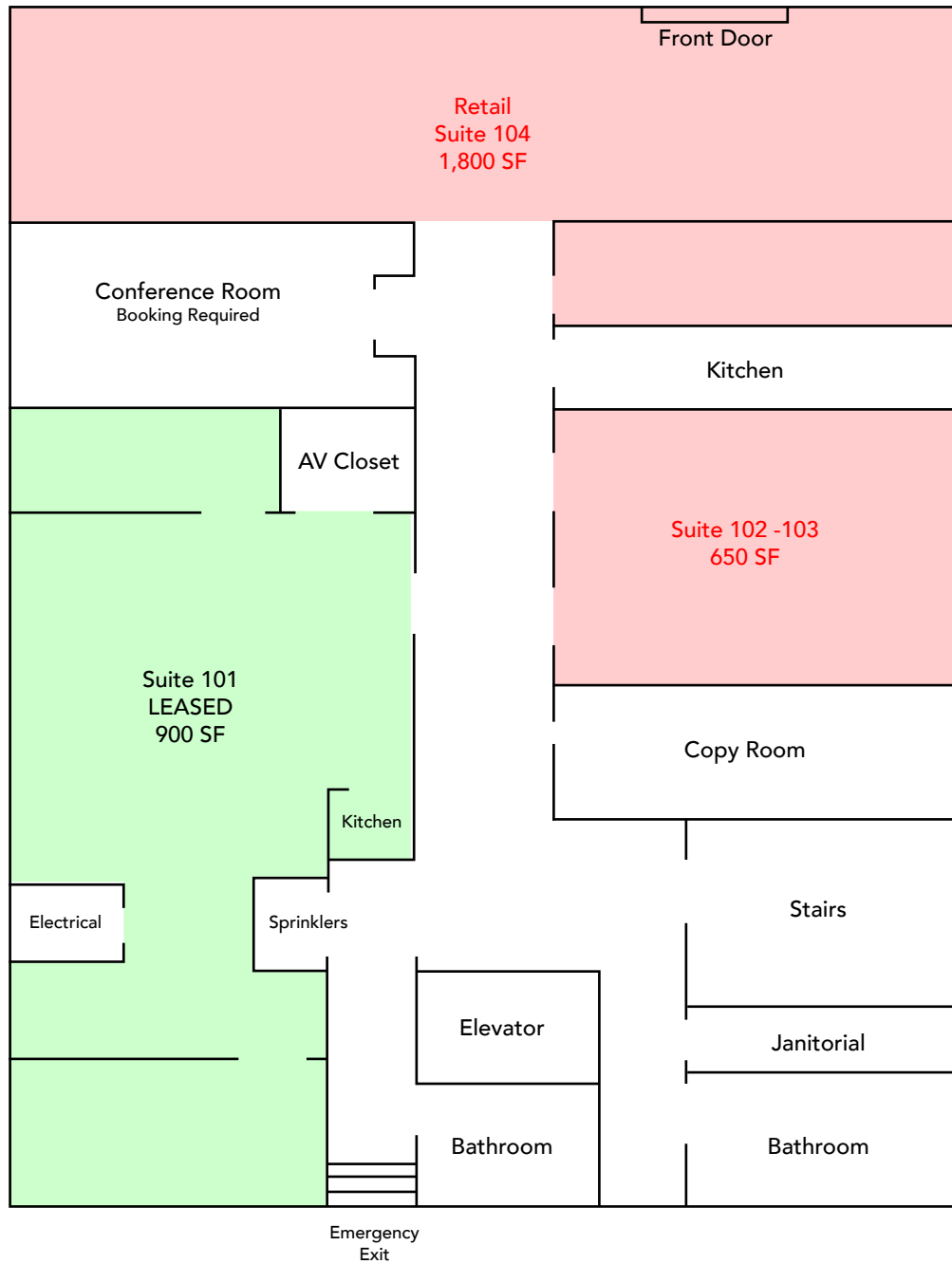
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OFFICE/RETAIL FOR LEASE

115 Richard Arrington Jr Blvd N, B'ham, AL 35203

Office/Retail For Lease in
Downtown Opportunity Zone

1st Floor Harris Building



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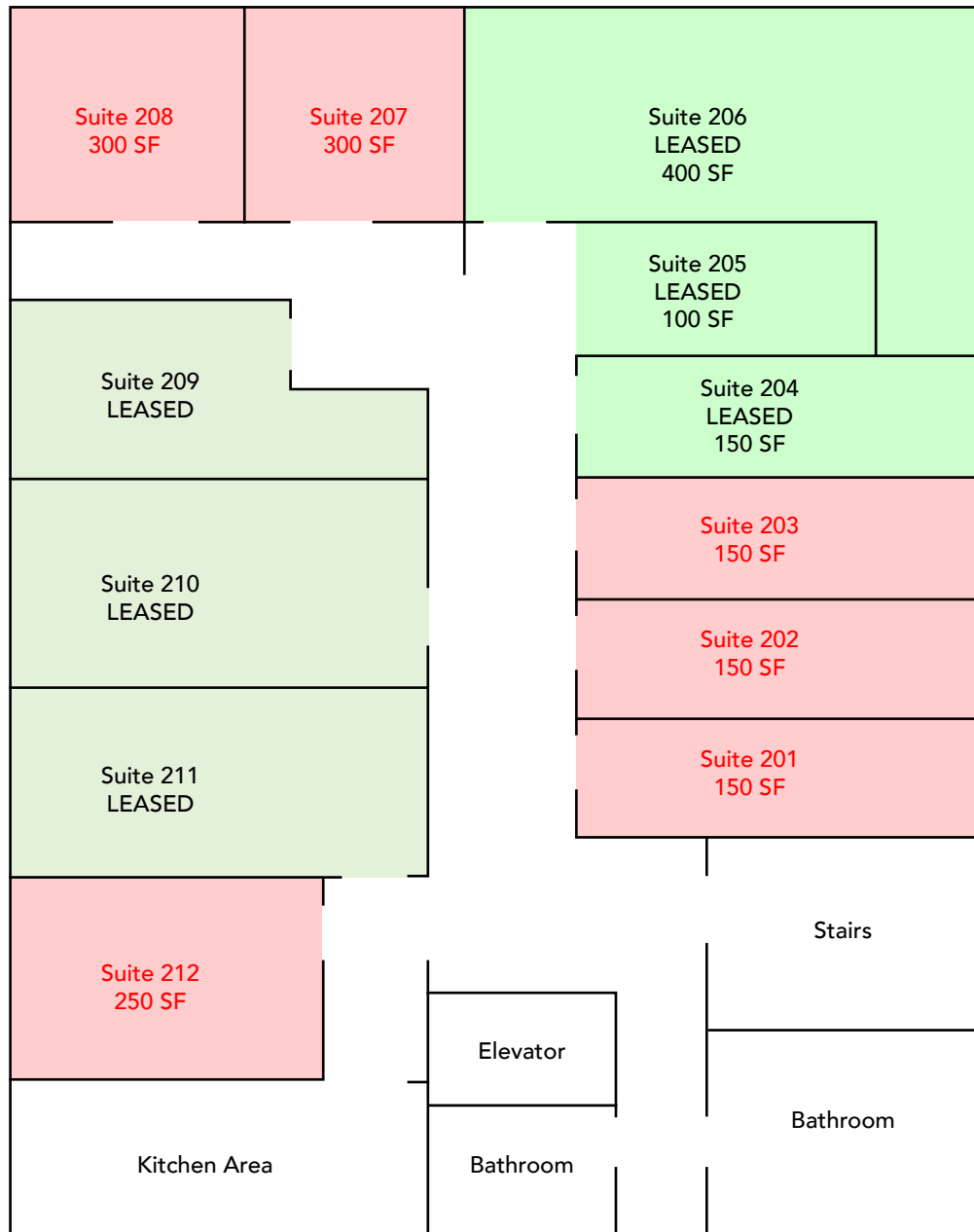
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OFFICE/RETAIL FOR LEASE

115 Richard Arrington Jr Blvd N, B'ham, AL 35203

Office/Retail For Lease in
Downtown Opportunity Zone

2nd Floor Harris Building



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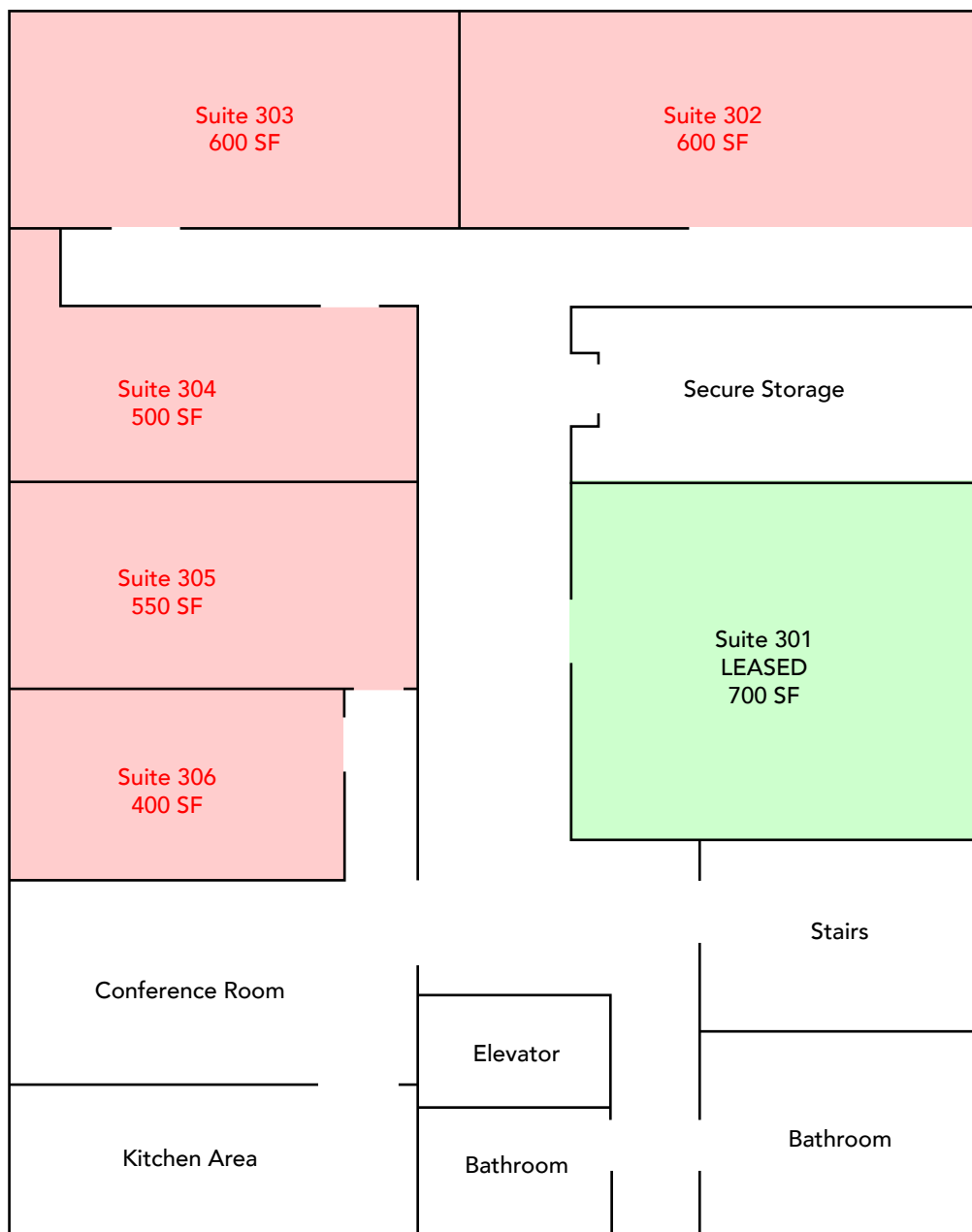
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OFFICE/RETAIL FOR LEASE

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Office/Retail For Lease in
Downtown Opportunity Zone

3rd Floor Harris Building



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RECENT SALE COMPARABLES



525 Office Park Dr
Sale Date: Aug 11, 2021
Sale Price \$1,480,000
Price/SF: \$252.13
Year Built: 1991
RBA: 5,870 SF
Land Acres: 3.04 AC
Land SF: 132,422 SF
Zoning: O-P



3613 6th Ave S
Sale Date Dec 9, 2020
Sale Price \$1,800,000
Price/SF \$222.41
Year Built 1970
RBA 8,093 SF
Land Acres 0.69 AC
Land SF 30,056 SF
Zoning O&I



724 37th St S
Sale Date Nov 18, 2020
Sale Price \$810,000
Price/SF \$162.00
Year Built 1965
RBA 5,000 SF
Land Acres 0.64 AC
Land SF 27,878 SF
Zoning O&I



3409 5th Ave S
Sale Date Apr 4, 2022
Sale Price \$940,000
Price/SF \$218.60
Year Built 1971
RBA 4,300 SF
Land Acres 0.16 AC
Land SF 6,970 SF
Zoning M1



1031 Richard Arrington Jr Blvd S
Sale Date Mar 21, 2022
Sale Price \$975,000
Price/SF \$219.20
Year Built 1965
RBA 4,448 SF
Land Acres 0.30 AC
Land SF 13,068 SF
Zoning B2



2208 7th Ave S
Sale Date Jul 14, 2021
Sale Price \$775,000
Price/SF \$193.75
Year Built 1952
RBA 4,000 SF
Land Acres 0.22 AC
Land SF 9,583 SF
Zoning M1



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