



# OFFICE WAREHOUSE AND RETAIL FOR SALE

4245 1st Ave North, Birmingham, AL 35222

Sale Lease Back Opportunity in  
Ideal Avondale Location with  
High Visibility on US 11



**SALE PRICE:** \$715,000



**TOTAL SPACE:**  
9,800 SF



## DETAILS:

- Sale Lease Back Opportunity with Value Add
- Owner recently completed renovating 6,800 SF for their operation
- Value add with renovations and lease up of remaining 3,000 SF
- Great location in Avondale with frontage along 1st Ave N
- Fully Fenced Yard behind the building
- Roll Up Door
- Ample Parking

### DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
10,323	112,632	177,023

### HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$77,800	\$99,396	\$98,491

### WALKABILITY SCORE

Very Walkable

### TRAFFIC COUNTS

1st Ave North: ±13,818 AADT



**HARBERT**  
REALTY SERVICES

**JOHN TALLY**

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

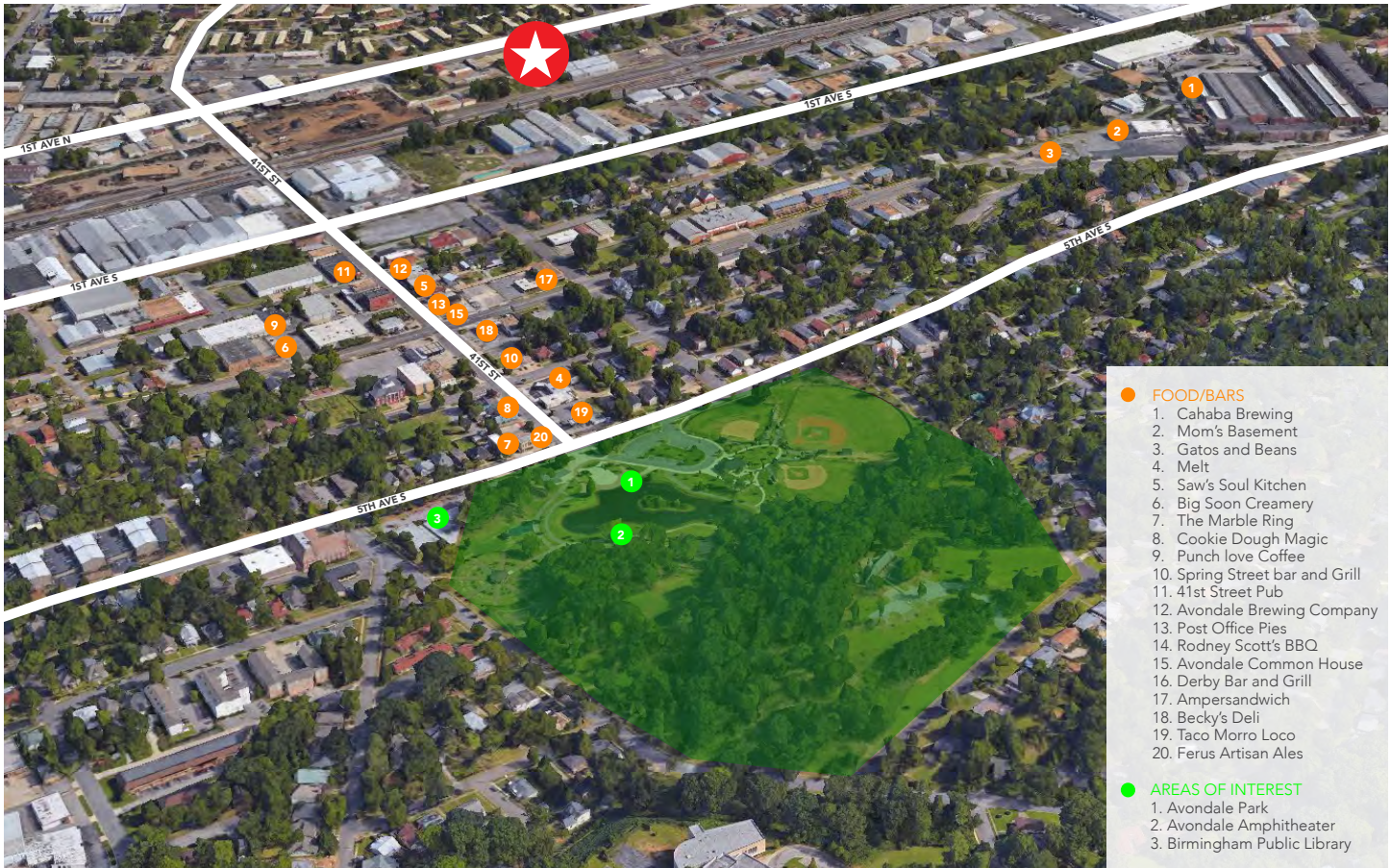
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