

PRICE REDUCED

ZINSZER BUILDING FOR SALE OR LEASE

2117 2nd Avenue North • Birmingham, AL 35203



- ▶ New Price!!
- ▶ Total square foot: Approximately 28,000 SF
 - ▶ First Floor: 8,635 SF
 - ▶ Mezzanine: 3,147 SF
 - ▶ Second Floor: 7,985 SF
 - ▶ Third Floor: 7,985 SF
- *Floor Plans Enclosed*
- ▶ Quality office space in excellent condition. The building also has great mixed-use possibilities. Located in the bustling Birmingham CBD in the 2nd Ave N Entertainment District
- ▶ Close proximity Red Mountain Expressway, I-65, & I-20/59
- ▶ Parking:
 - ▶ 12 spaces across 2nd Ave available for purchase
 - ▶ 48 leased spaces
- ▶ 1 elevator
- ▶ Roof replaced in 2008
- ▶ Zoning: B-4
- ▶ Owners will consider leasing entire building to a credit-worthy tenant.
- ▶ \$350,000 below appraised value

**SALE PRICE: ~~\$3,100,000~~ ~~\$2,900,000~~
\$2,750,000**



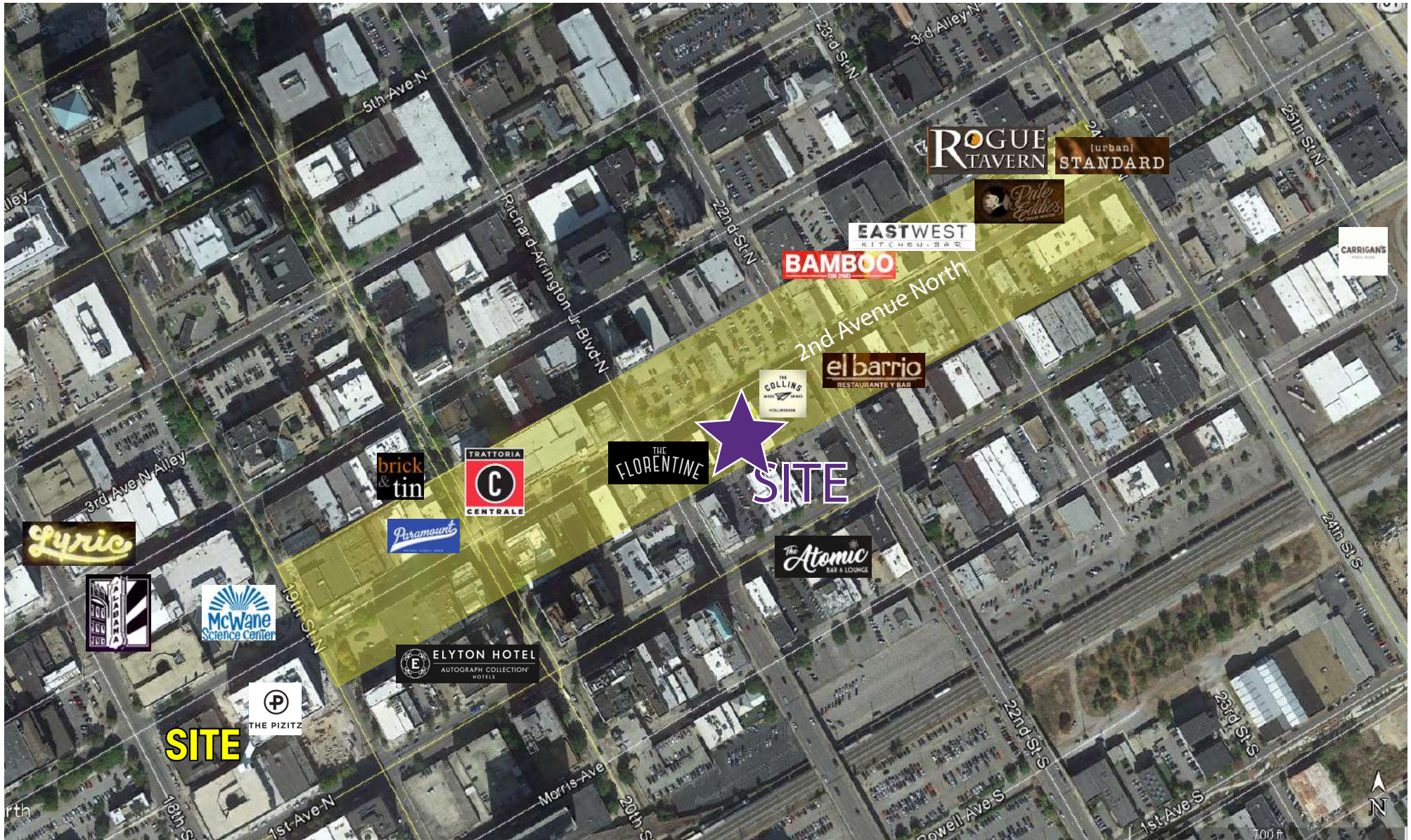
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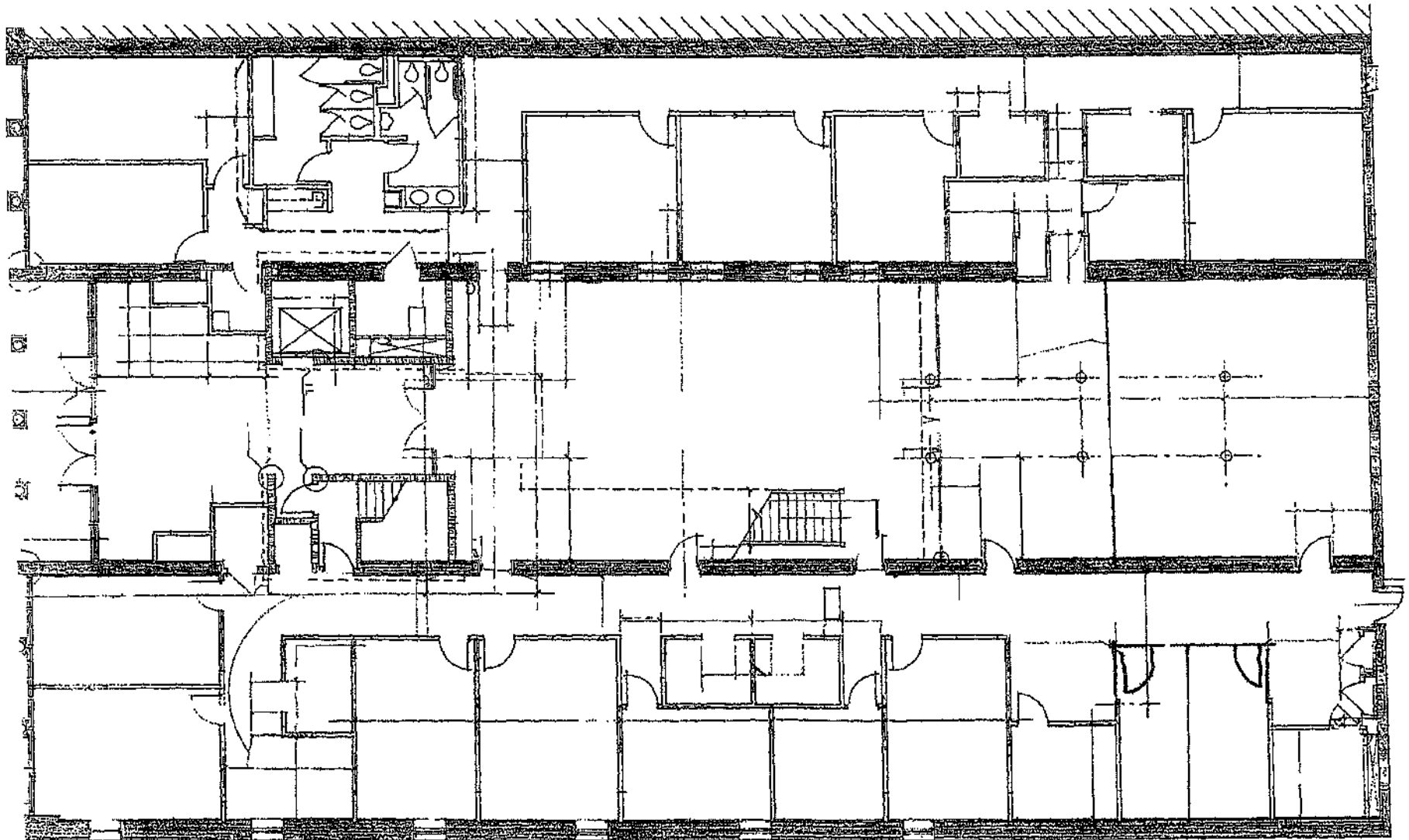
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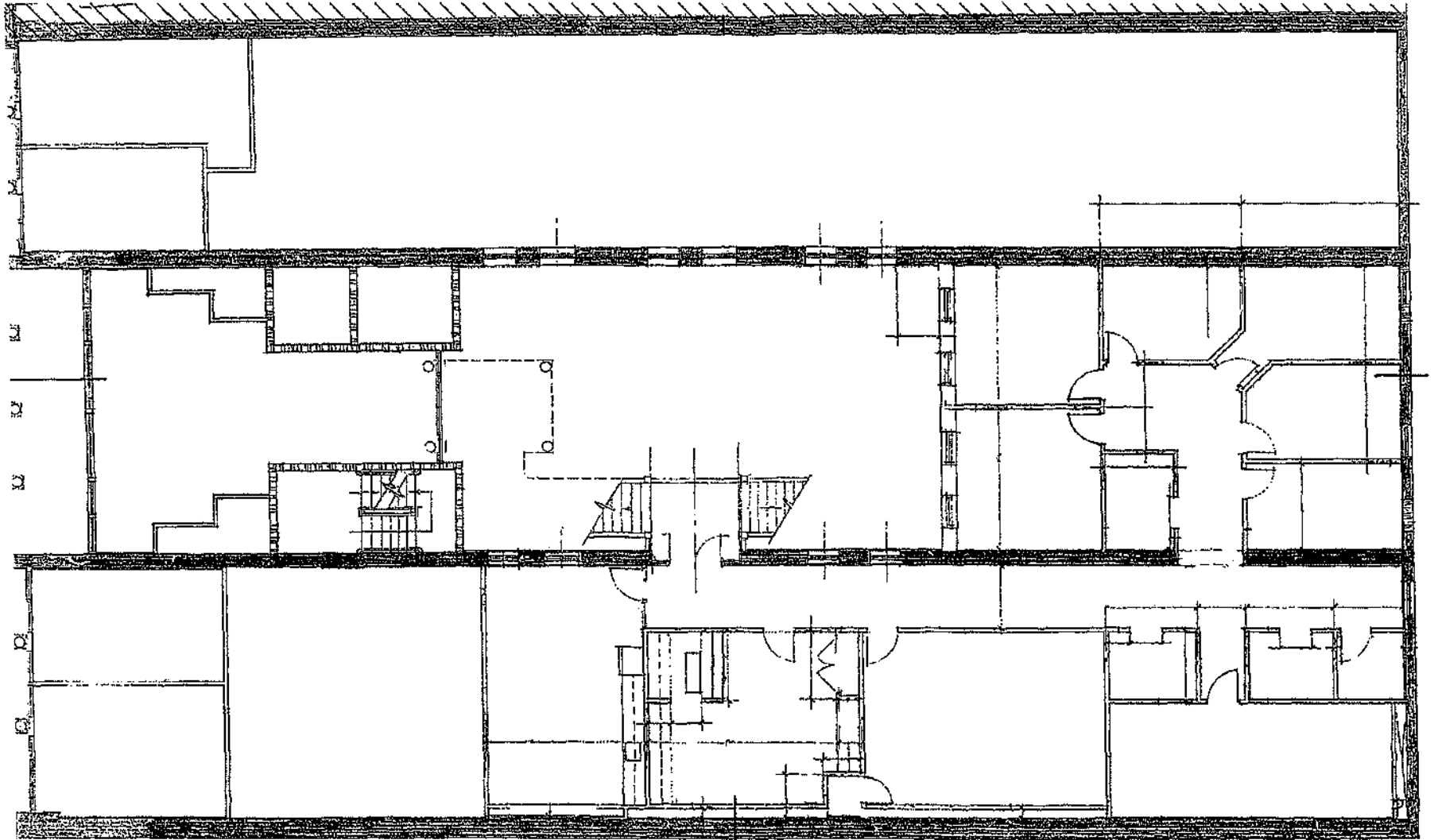
FIRST FLOOR



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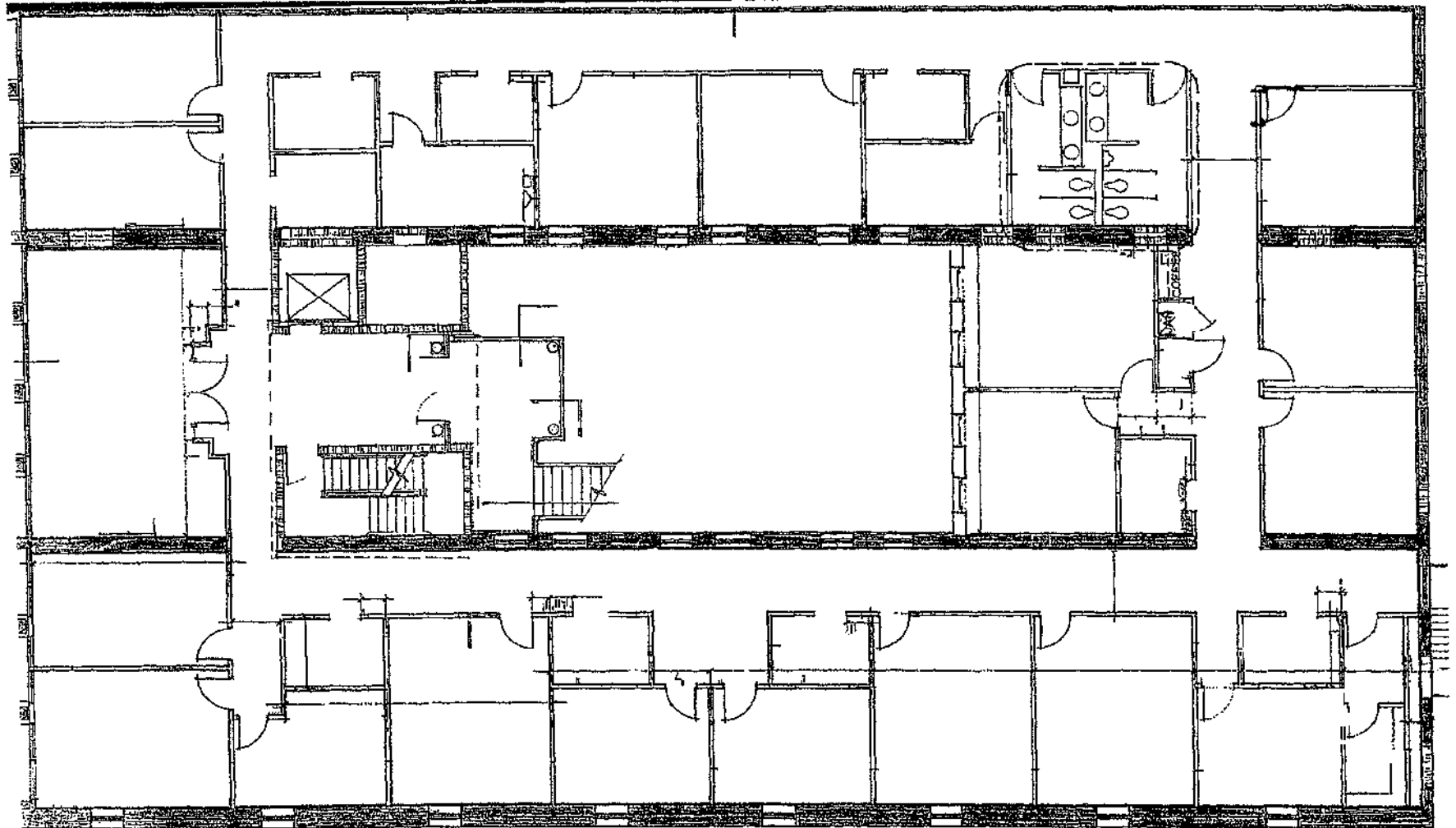
MEZZANINE



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SECOND FLOOR



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THIRD FLOOR

