

2ND AVE N 19-20TH ST

HALF BLOCK/ SOUTH SIDE OF BLOCK



LADD REAL ESTATE



ENTIRE HALF BLOCK

PRIME LOCATION

150,000 SF buildings + Parking deck and lot

[Link to map](#)

Rare opportunity to purchase an entire half block with positive cash flow. Former Bank HQ is ripe for redevelopment. The corner building on 20th and 2nd Ave North was redeveloped into 6 apartment units and retail in 2023. New roof on vacant building in 2017, not shown in picture above (white TPO).

- ✓ 210 PARKING SPACES IN DECK
- ✓ 40 SURFACE PARKING IN LOT
- ✓ PARKING INCOME
- ✓ PRICE DEPENDANT PARCELS PURCHASED
- ✓ \$8,932,000 - \$12,570,000



Lot size 140' x 400' or 56,000SF



LADD REAL ESTATE

Contact us for more information or to schedule a site visit. 140,000SF in vacant HQ. We have other properties for sale on the other side of 2nd Ave that would complement this property.

[LINK TO VARIOUS FILE PHOTOS](#)

Ladd Tucker 205-868-4684

Ladd@LaddMgt.com

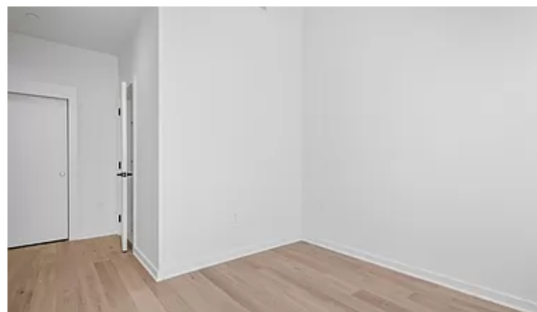
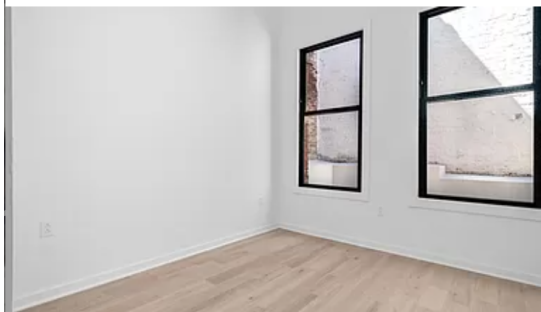
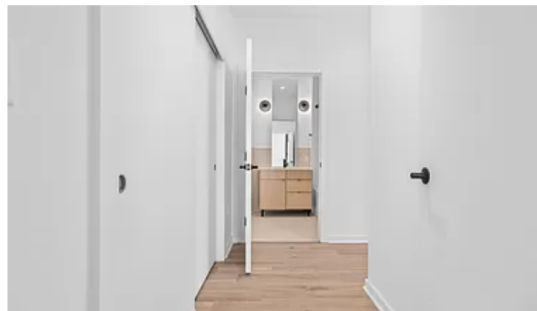


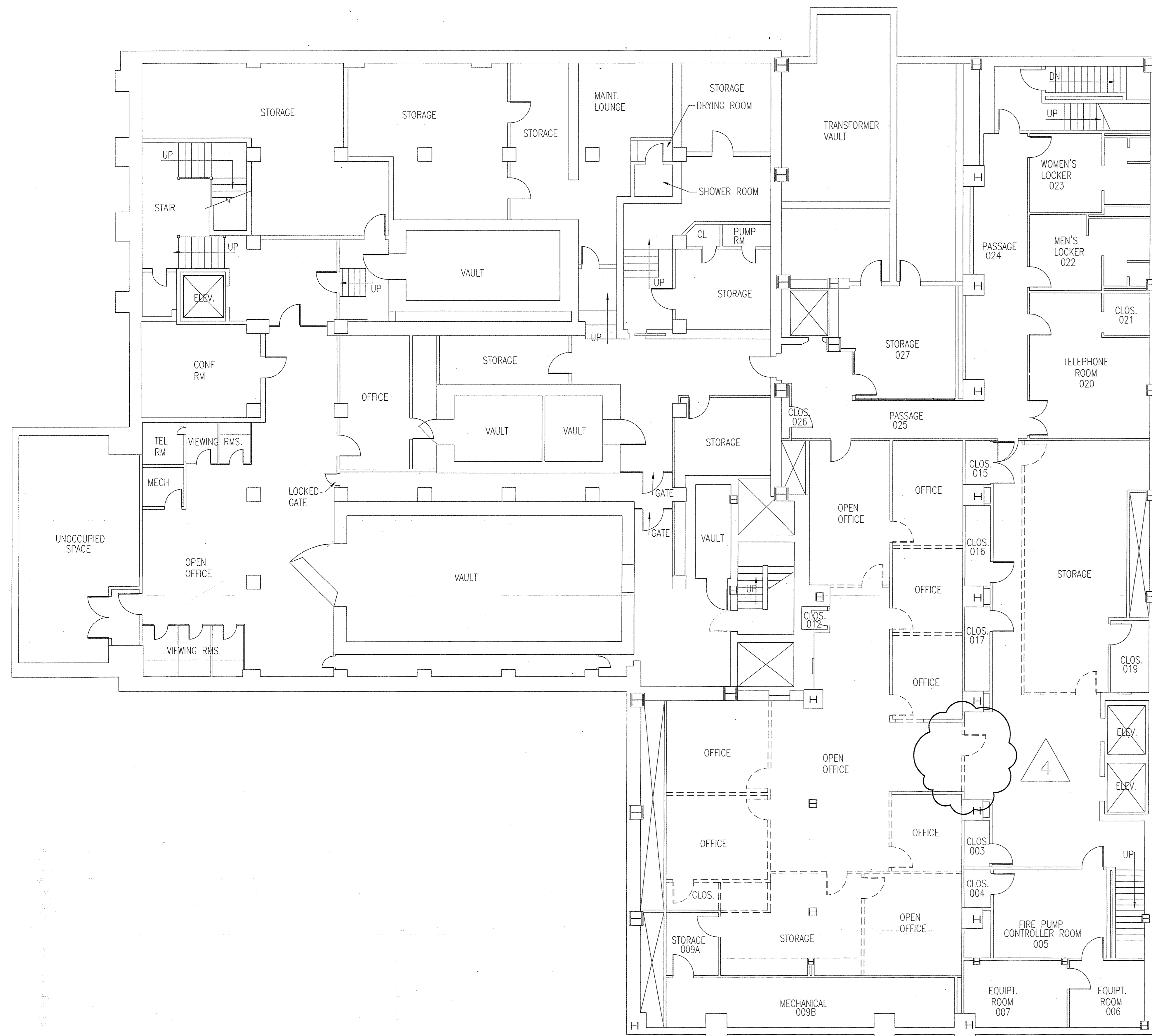
WWW.LADDMGT.COM/FORSALE

AERIAL

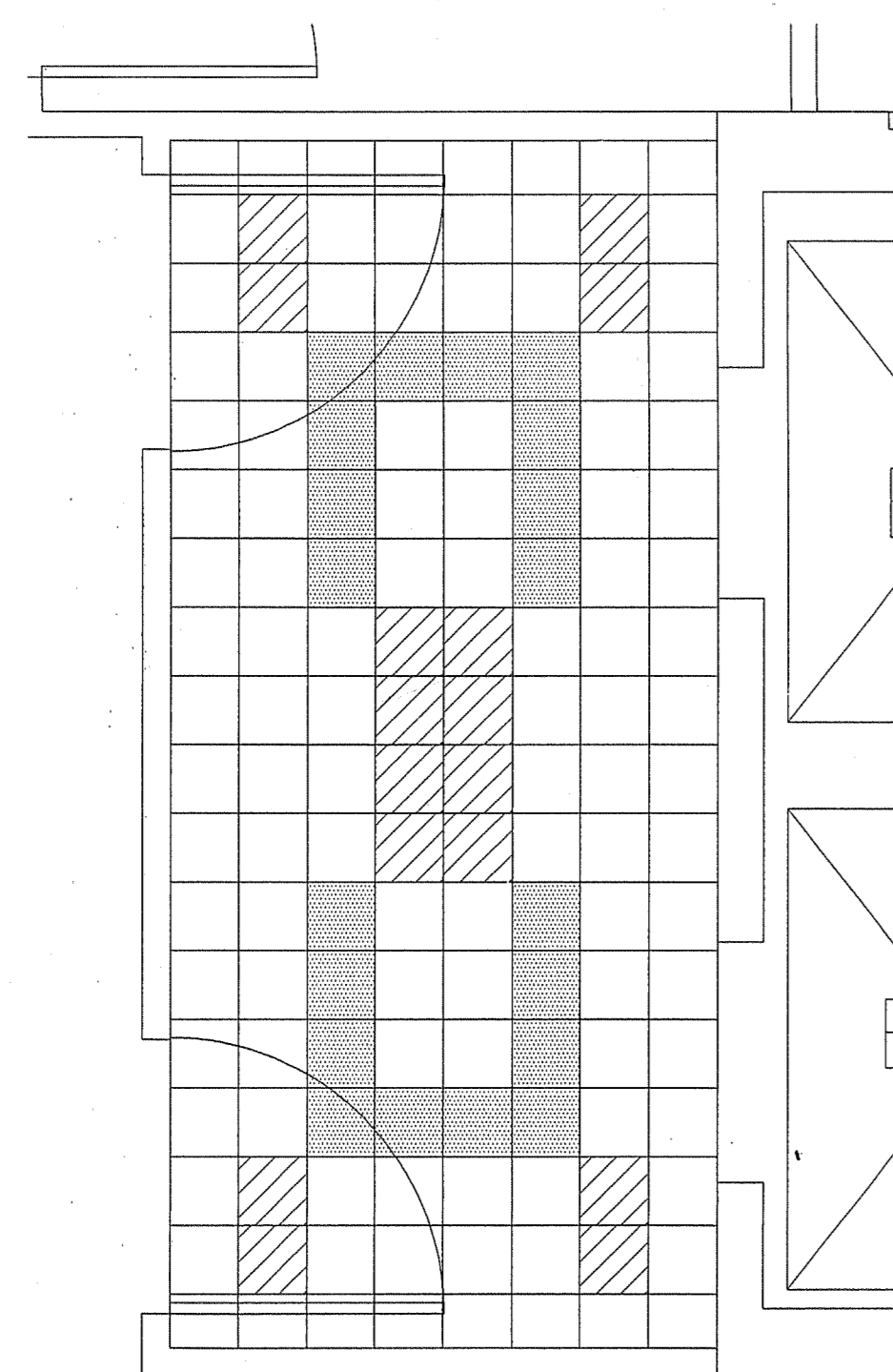


CORNER REDEVELOPMENT OF APARTMENT AND RETAIL





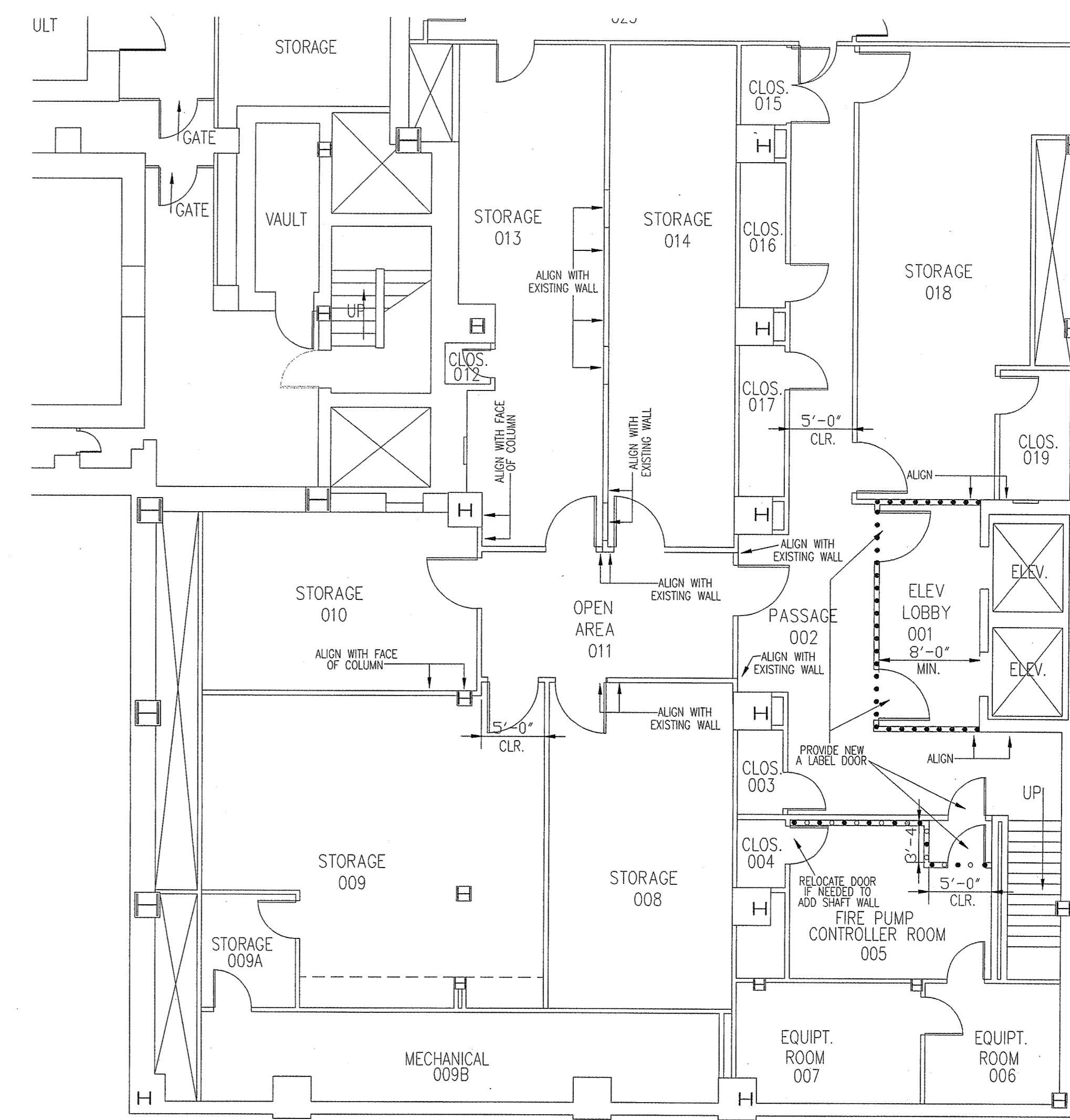
1 BASEMENT DEMOLITION PLAN
12" 0' 2' 4"



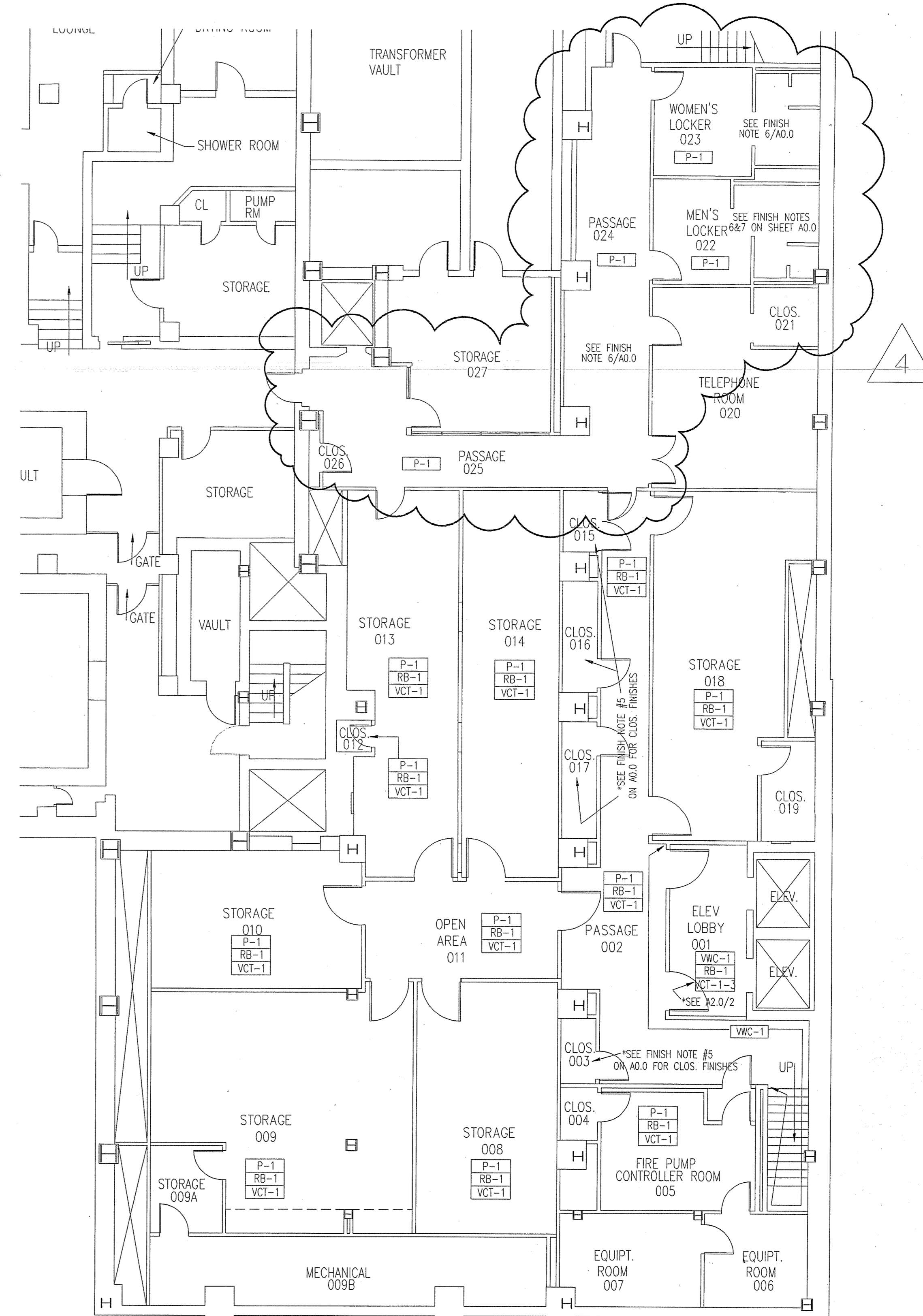
2 TILE PATTERN
© ELEVATOR LOBBY

FINISH LEGEND:

	51899 COOL WHITE
	51916 DUTCH DELFT
	51807 SHADOW BLUE

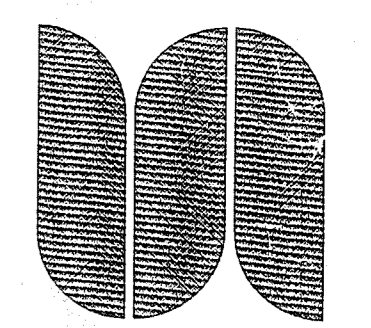
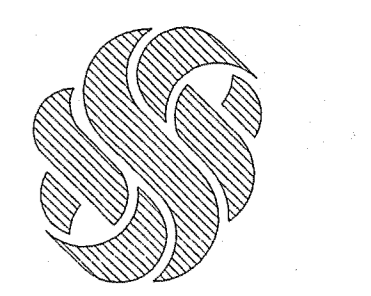


3 BASEMENT NEW CONSTRUCTION & DIMENSION PLAN
12" 0' 2' 4"



4 BASEMENT FINISH PLAN
12" 0' 2' 4"

*SEE SHEET A0.0 FOR FINISH SPECIFICATIONS AND WALL DETAILS



NO.	REVISION	DATE
1	PARTITION UPGRADE	01-04-00
2	OWNER REQUESTED REVISION	01-20-00
3	PARTITION REVISION	01-31-00
4	ADD PHASE 4/RENO REV	02-14-00

BASEMENT FLOOR PLAN

A2.0

FILE: 30933.00
DATE: 10-19-99

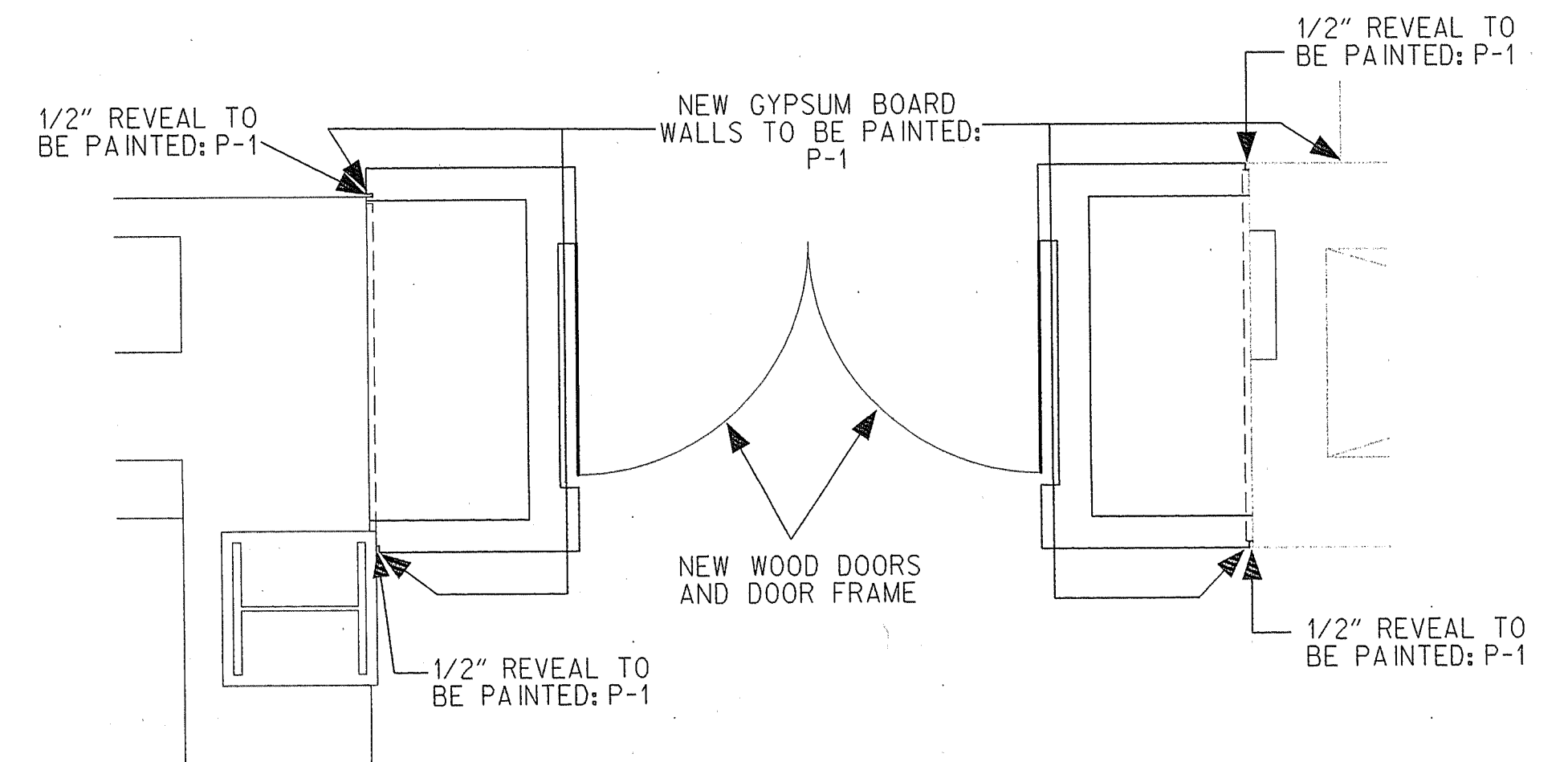
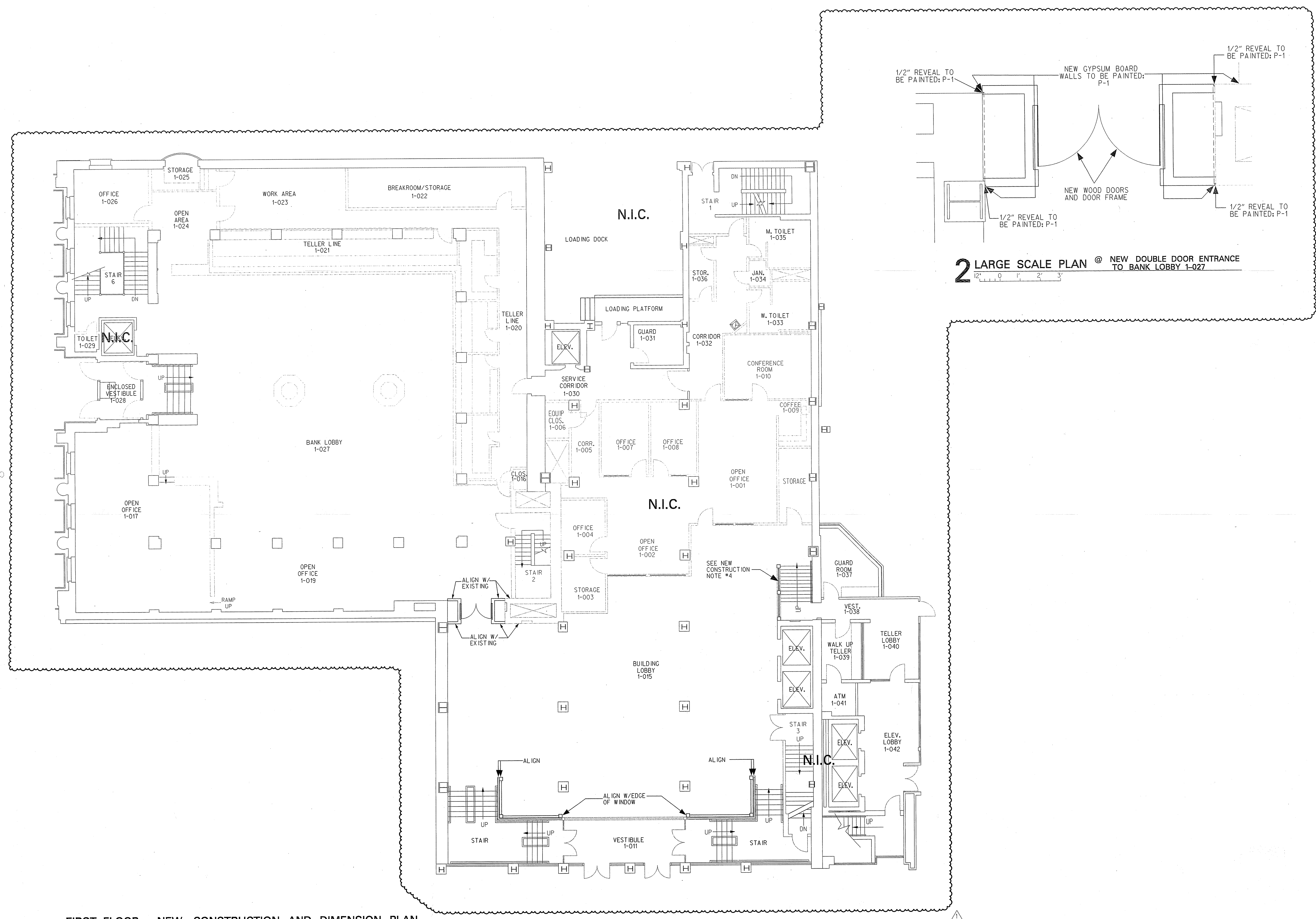


Design Services
For The Built
Environment

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- Birmingham
- Charlotte
- Dallas
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- Louisville
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- Richmond
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GRESHAM
SMITH AND
PARTNERS
Firm Cert. Nos. AAP000034/EB0002808

SouthTrust
SECOND AVENUE
1ST FLOOR RENOVATION



2 LARGE SCALE PLAN @ NEW DOUBLE DOOR ENTRANCE TO BANK LOBBY 1-027
12" 0 1 2 3

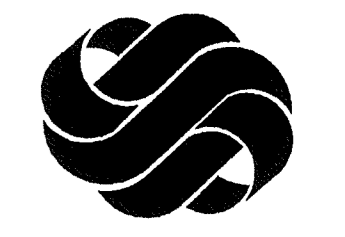
FIRST FLOOR - NEW CONSTRUCTION AND DIMENSION PLAN
0 5' 10' 15'

- NEW CONSTRUCTION NOTES**
1. NEW WALL BETWEEN BANK LOBBY 1-027 AND BUILDING LOBBY 1-015 TO BE A ONE HOUR SEPARATION WALL CONSTRUCT IN ACCORDANCE WITH U.L DESIGN U485
 2. NEW WOOD DOUBLE DOORS BETWEEN BANK LOBBY 1-027 AND BUILDING LOBBY 1-015 TO BE ON MAGNETIC HOLD OPEN AND TIED INTO THE FIRE ALARM SYSTEM.
 3. NEW WOOD DOORS AND DOOR FRAME TO HAVE 45 MINUTE FIRE RATING.
 4. NEW GUARDRAILS TO MATCH THE STYLE OF THE EXISTING GUARDRAILS IN STAIR 6.
 5. SEE SHEET D1.1 FOR FINISH SPECIFICATIONS AND LOCATIONS.

REVISION		
No.	Date	Revision
1	04.29.02	OWNER REQUEST REVISIONS

NEW CONSTRUCTION & DIMENSION PLAN
A2.1
FILE: P:\30993021\A\First
PROJECT: 30933-00
DATE: 08.29.2001

PL\30993021\A\FIRST FLOOR NEW CONSTRUCTION DIMENSION PLAN
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GS & P

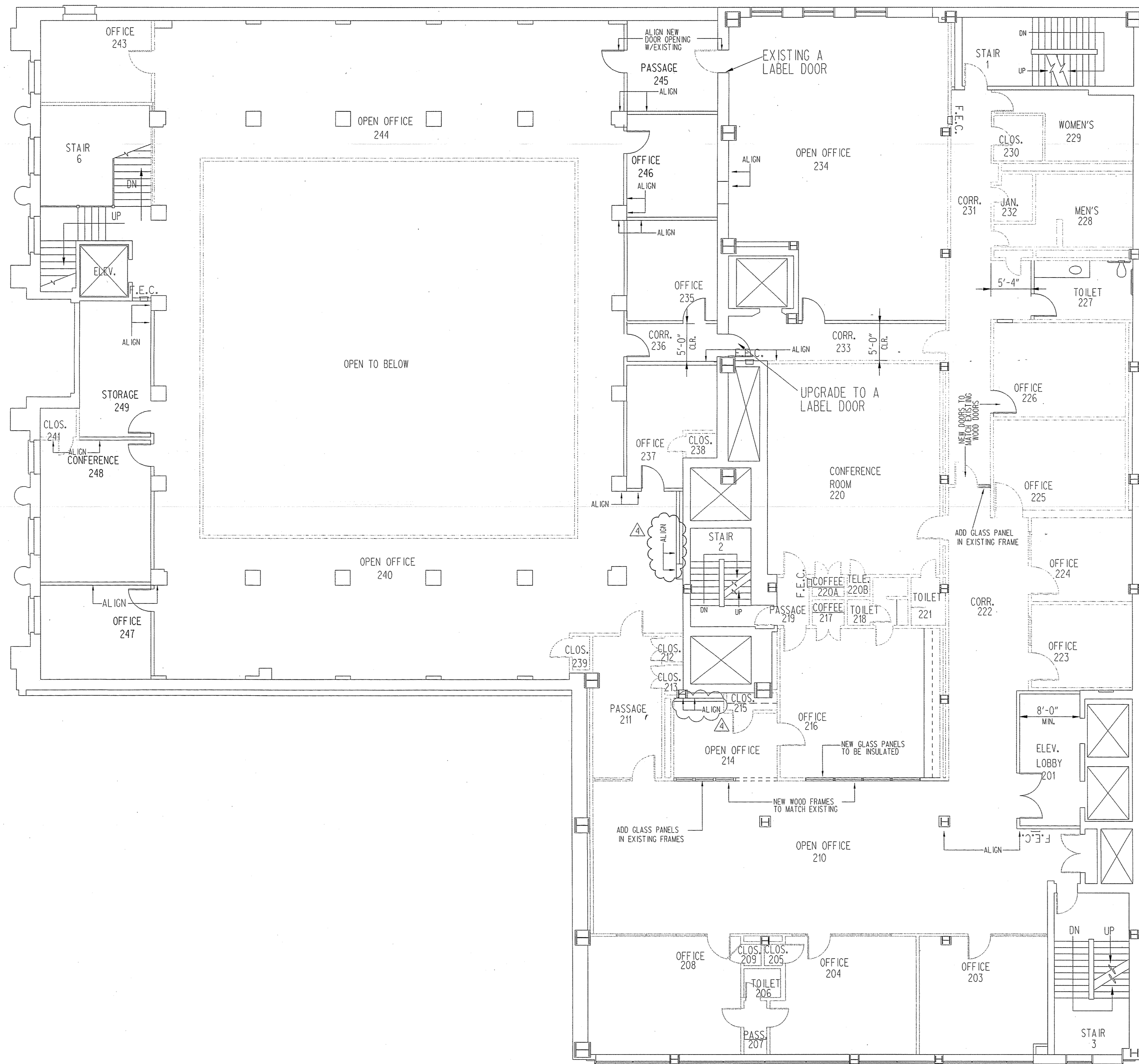
Design Services
For The Built
Environment

- Atlanta
- Birmingham
- Charlotte
- Dallas
- Fort Lauderdale
- Jacksonville
- Louisville
- Nashville
- Richmond
- Tampa
- Silver Spring

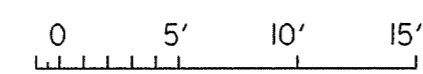
GRESHAM
SMITH AND
PARTNERS

Firm Cert. No. AAP00034/E0000300

SouthTrust
SECOND AVENUE
2ND FLOOR RENOVATION



SECOND FLOOR - NEW CONSTRUCTION AND DIMENSION PLAN



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PLAN 3093302.A\SECOND\093342.dwg 6/11
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REVISION

No.	Date	Revision
06-30-00		OWNER REQUESTED REVISION
10-12-00		CITY COMMENTS
10-26-00		EXIST. FIELD CONDITION DETERMINED REVISION
12-18-00		EXIST. FIELD CONDITION DETERMINED REVISION

NEW CONSTR.
& DIMENSION
PLAN

A2.2

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PROJECT: 30933.00
DATE: 06.28.2006



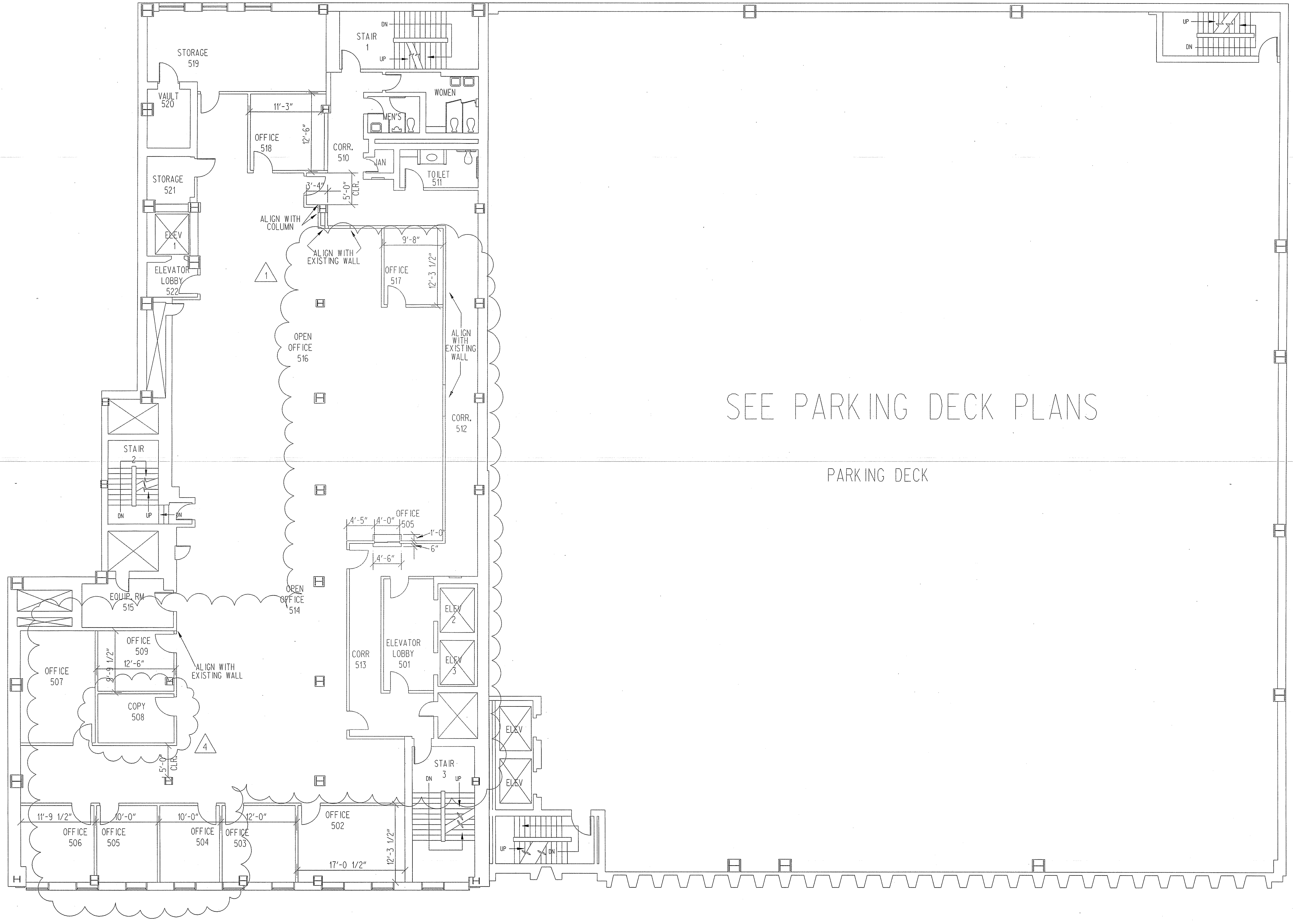
Design Services
For The Built
Environment

- Atlanta
- Birmingham
- Charlotte
- Dallas
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- Louisville
- Nashville
- Richmond
- Tampa
- Silver Spring

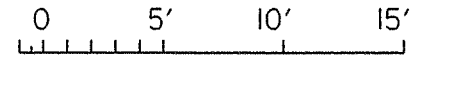
GRESHAM
SMITH AND
PARTNERS

Firm Cert. No. AAP00024/EG0002808

SouthTrust
SECOND AVENUE
5TH FLOOR RENOVATION



FIFTH FLOOR - NEW CONSTRUCTION & DIMENSION PLAN



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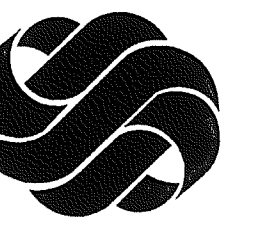
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REVISION		
No.	Date	Revision
1	08-14-98	CODE COMPLIANCE REVISION
2	08-28-98	GENERAL REVISIONS
3	01-21-99	DEPARTMENTAL REVISIONS
4	02-03-99	OWNER REQUESTED REVISIONS
5		
6		
7		
8		
9		
10		

FIFTH FLOOR
NEW CONST.
& DIM. PLAN

A2.5

FILE: P:\080302\A\FIFTH
 PROJECT: 080302
 DATE: 08.22.98



G S & P

Design Services
For The Built
Environment

- Atlanta
- Birmingham
- Charlotte
- Dallas
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- Jacksonville
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- Nashville
- Richmond
- Tampa
- Silver Spring

GRESHAM
SMITH AND
PARTNERS

Firm Cert. Nos. AAP00024/EB000386

SouthTrust
 SECOND AVENUE
 6TH FLOOR RENOVATION



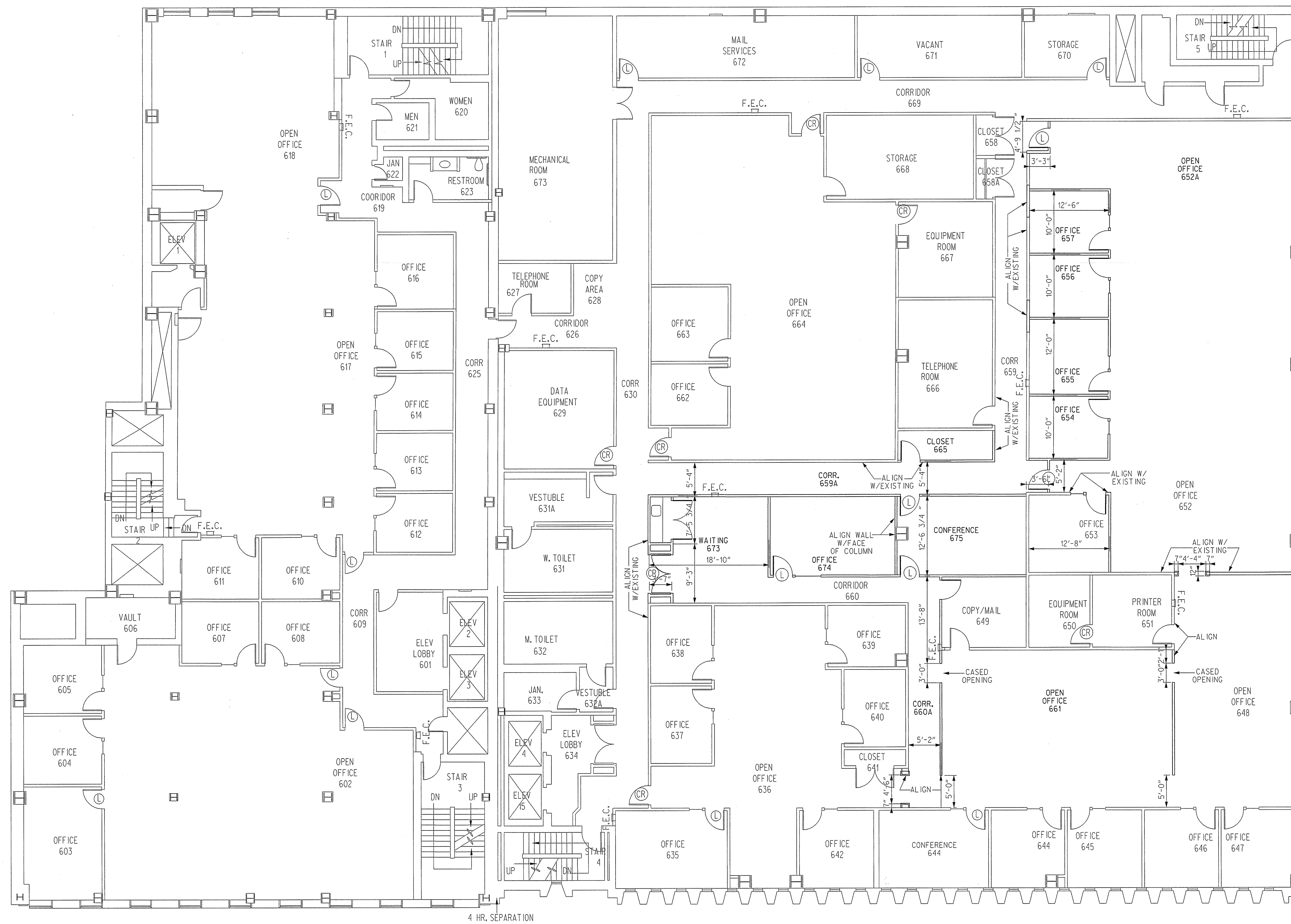
REVISION

No.	Date	Revision

SIXTH FLOOR
NEW CONST.
& DIM. PLAN

A2.6

FILE: p:\20090201A\SIXTH\REV_072009
PROJECT: 30923_01
DATE: 10.22.01



1 SIXTH FLOOR - NEW CONSTRUCTION & DIMENSION PLAN

12' 0" 1' 2' 3' 4' 5'

1-63
1-26,28,30-42,45-52,54-63

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09333488.dgn
base plan
base plan

no. instructions*

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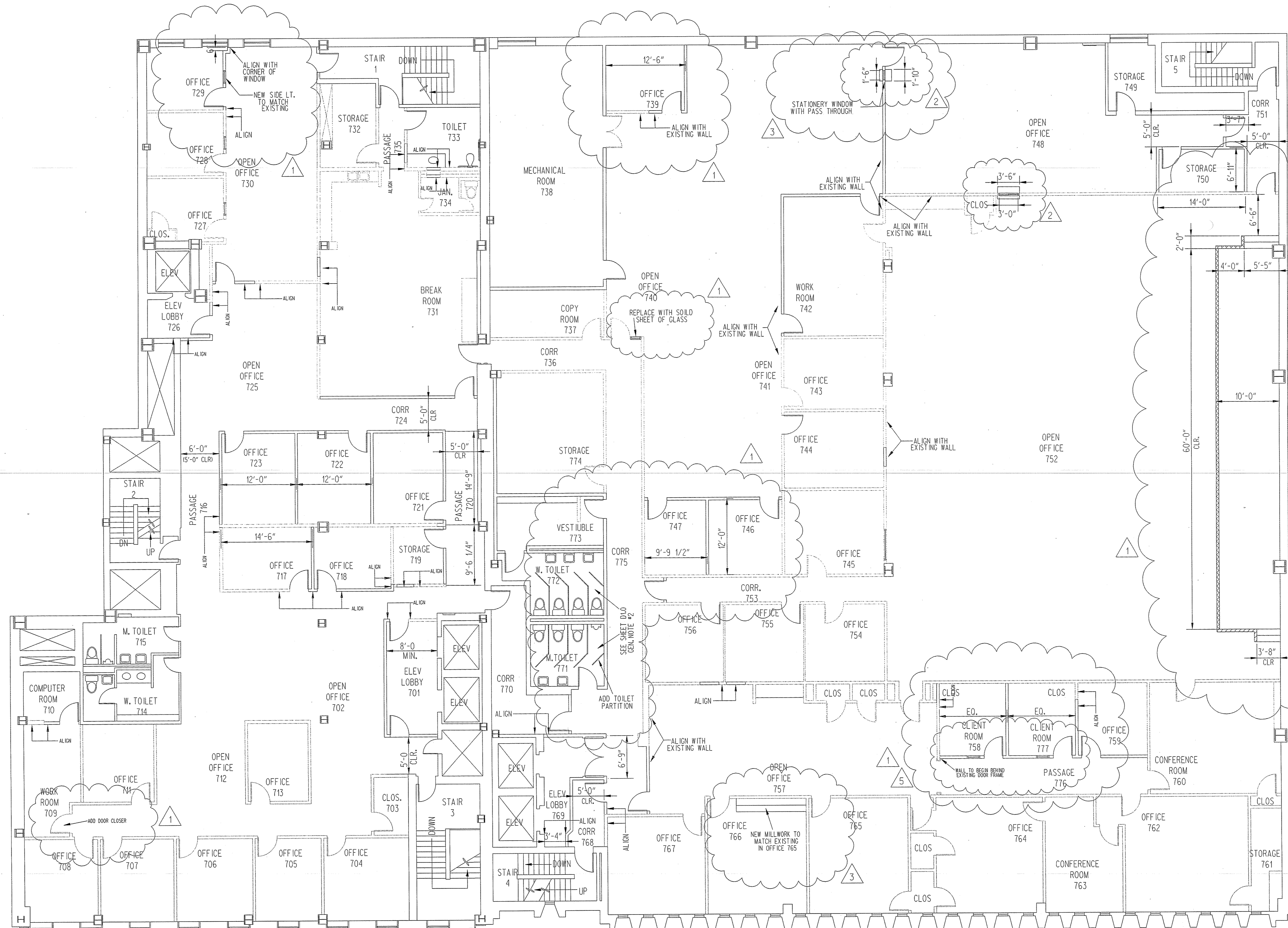
Design Services
For The Built
Environment

- Atlanta
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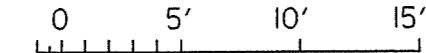
GRESHAM
SMITH AND
PARTNERS

Firm Cert. No. AAP00034/EB000308

South Trust
SECOND AVENUE
7TH FLOOR RENOVATION



SEVENTH FLOOR - NEW CONSTRUCTION & DIMENSION PLAN



ELEV 70
ELEV 71
ELEV 72
ELEV 73
ELEV 74
ELEV 75

PLAN 3091302A/AS/F/ENH/0931267-508P-671
PLAN 3091302A/AS/ENH/0931267-508P-671
PLAN 3091302A/AS/ENH/0931267-508P-671
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REVISION

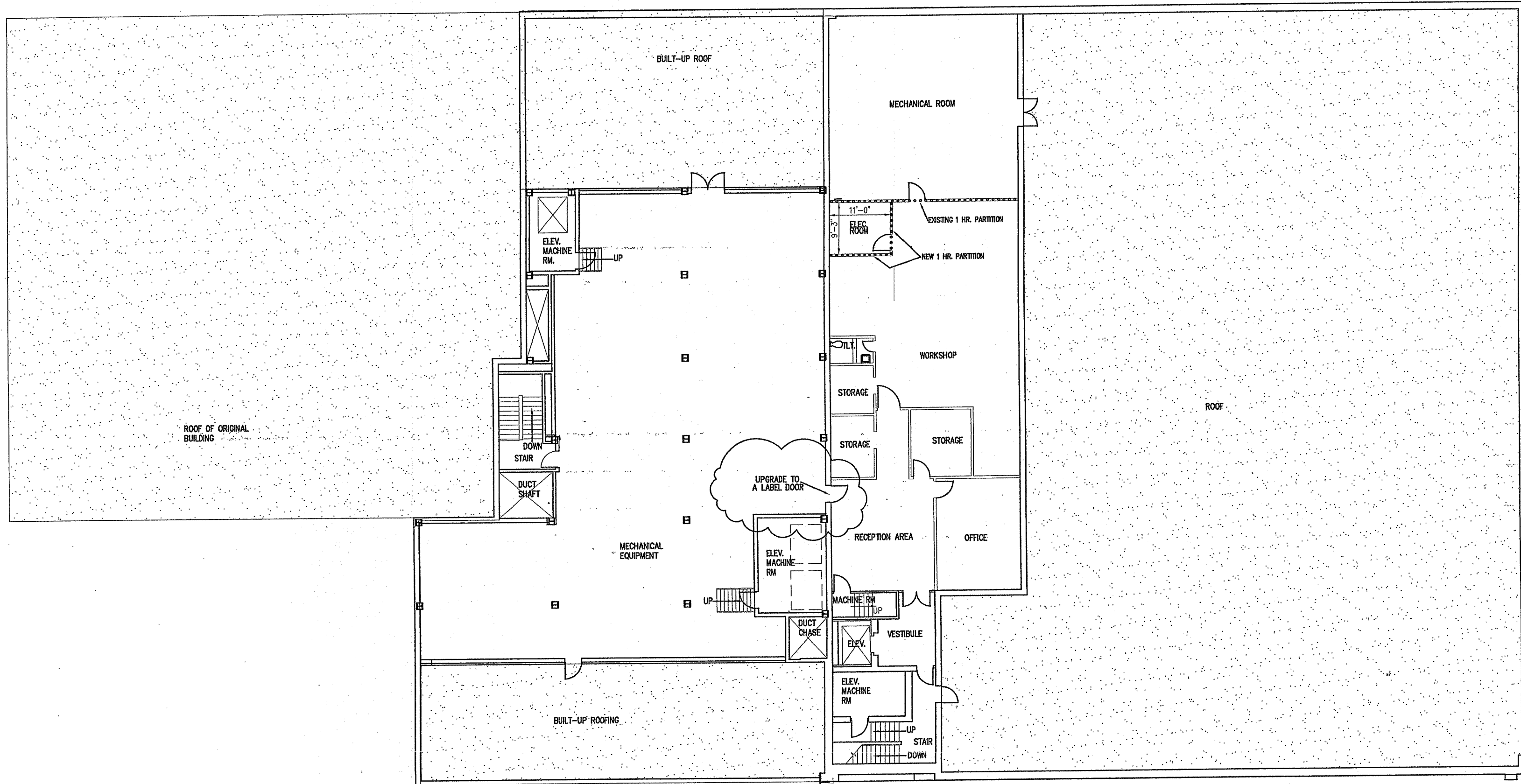
No. - Date - Revision

No.	Date	Revision
1	07-16-99	OWNER REQUESTED REVISION

NEW CONST.
& DIM.
PLAN

A2.7

FILE: P:\3093321\A\SE7
PROJECT: 30933.00
DATE: 06-24-2006



PENTHOUSE FLOOR PLAN

1/8" = 1'-0"

GRESHAM, SMITH AND PARTNERS
Birmingham, Jacksonville, Nashville



SouthTrust
SECOND AVENUE



NO.	REVISION	DR.	DATE

PENT HOUSE
FLOOR
PLAN

A2.8

FILE: 30933.00
DATE: JUNE 22, 1998

