

# 1922 2ND AVE N

PRIME AVENUE AND STREET



LADD REAL ESTATE



## THREE STORY BUILDING

GREAT WALKABILITY

21,000 SF building

[Link to map](#)

Prime for redevelopment, formerly retail. This is at the heart of two prime roads in downtown Birmingham. Close walking proximity to many amenities. Nearby residential, retail and office.

- ✓ RARE OPPORTUNITY FOR OWNERSHIP
- ✓ ACROSS FROM PARKING DECK
- ✓ STREET PARKING
- ✓ NEW TPO ROOF 2016
- ✓ \$1,365,000



Lot size 140' x 50' or 7,000SF



LADD REAL ESTATE

Contact us for more information or to schedule a site visit. We have other properties within the block that are for sale from our group.

**Ladd Tucker 205-868-4684**

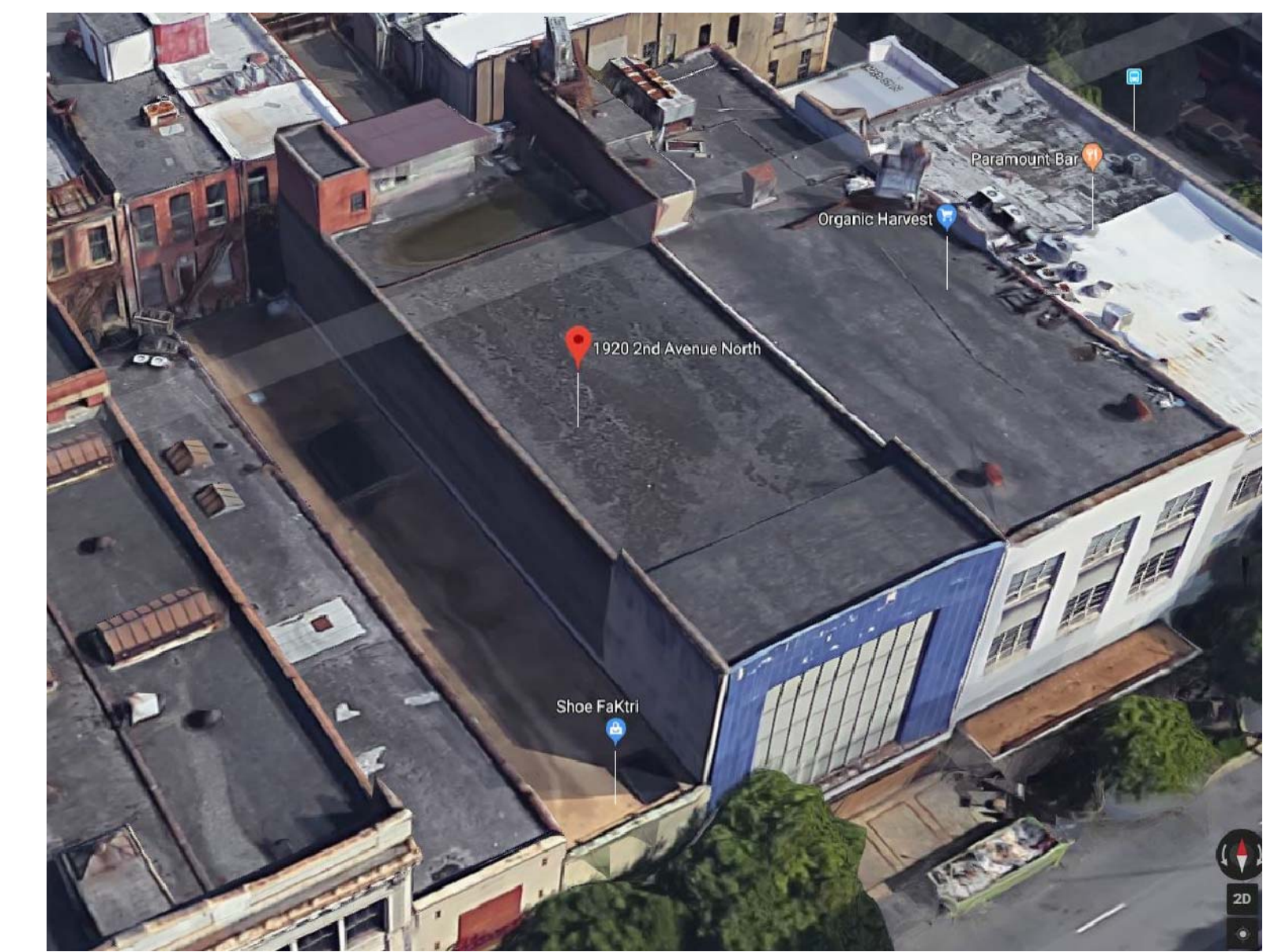
Ladd@LaddMgt.com



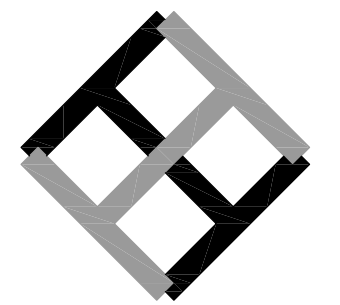
[WWW.LADDMGT.COM/FORSALE](http://WWW.LADDMGT.COM/FORSALE)

**SPACE PLAN DATA:**

TOTAL SPACE AREA: 20,475 S.F.  
 1ST FLOOR LEVEL: 6,825 S.F.  
 2ND FLOOR LEVEL: 6,825 S.F.  
 3RD FLOOR LEVEL: 6,825 S.F.



**AERIAL VIEW OF FACILITY**



**HERBCAD  
 DESIGN**  
 (205) 994-2400  
 HERB@HERBCAD.COM

**OLD MANGELS DEPT. STORE**  
 3 STORY VACATED BUILDING  
 1920 2ND AVENUE NORTH BIRMINGHAM, ALABAMA



17 18 19 20



13 14 15 16



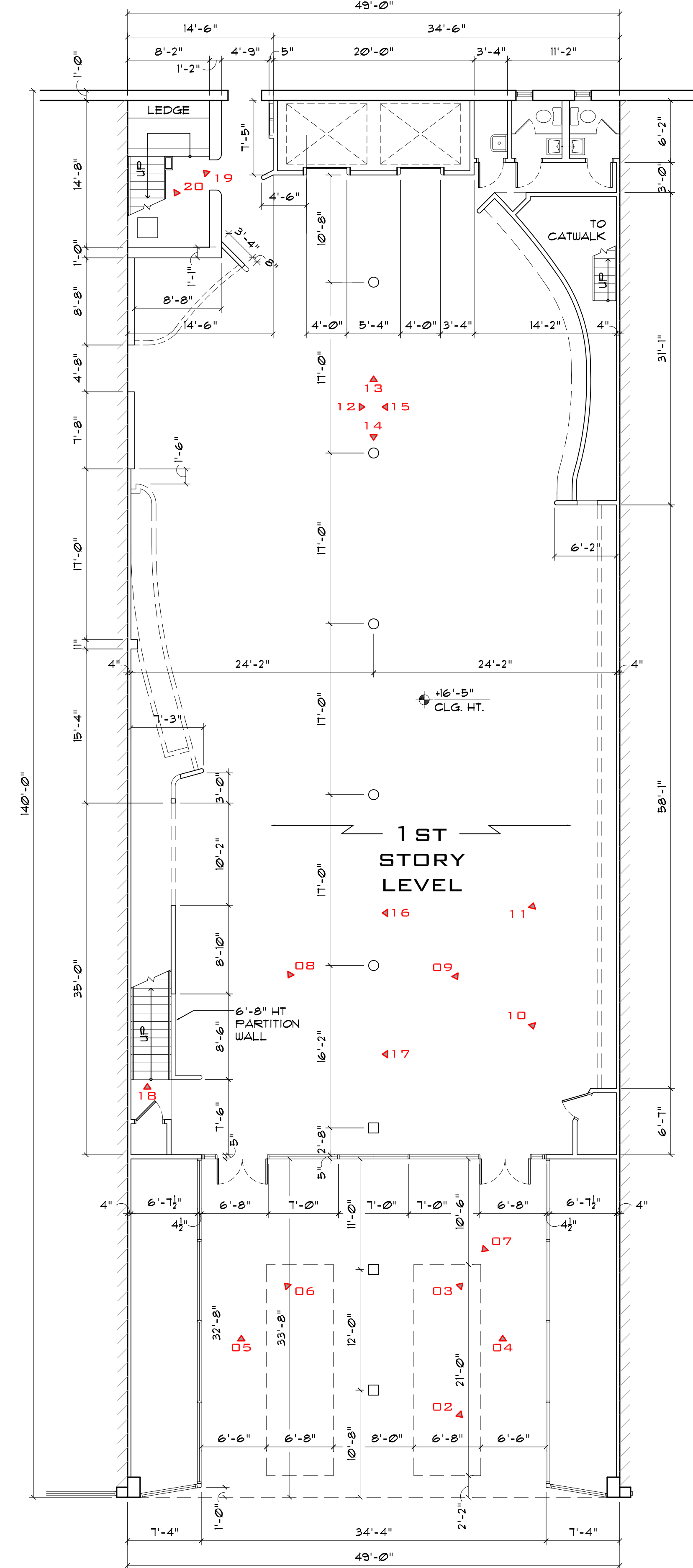
8 9 10 11 12



4 5 6 7

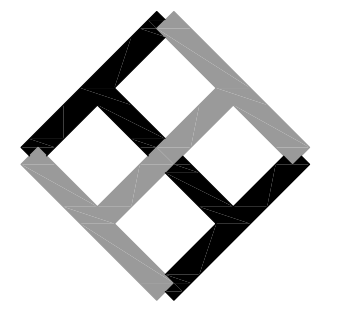


1 2 3



**EXISTING 1ST FLOOR PLAN**  
 1/8" = 1'-0"

FILE NAME:	
FIRST PLOT:	
DATE:	
REVISIONS:	
DESCRIPTION:	
MARK:	
DATE:	9-8-2018
SHEET TITLE:	AS-BUILT SPACE PLAN 1ST FLOOR
PROJECT NO.:	HCAD-18-10
SHEET NO.:	EX-1
	1 OF 1



HERBCAD  
DESIGN  
(205) 994-2400  
HERB@HERBCAD.COM

**OLD MANGELS DEPT. STORE**  
3 STORY VACATED BUILDING  
1920 2ND AVENUE NORTH BIRMINGHAM, ALABAMA

FILE NAME:	
FIRST PLOT:	
DATE:	
REVISIONS:	
DESCRIPTION:	
MARK:	

DATE: 9-8-2018

SHEET TITLE:  
AS-BUILT  
SPACE PLAN  
2ND FLOOR

PROJECT NO.  
HCAD-18-10

SHEET NO.

**EX-2**

1 OF 1



22 21



20 19 18 17 16 15



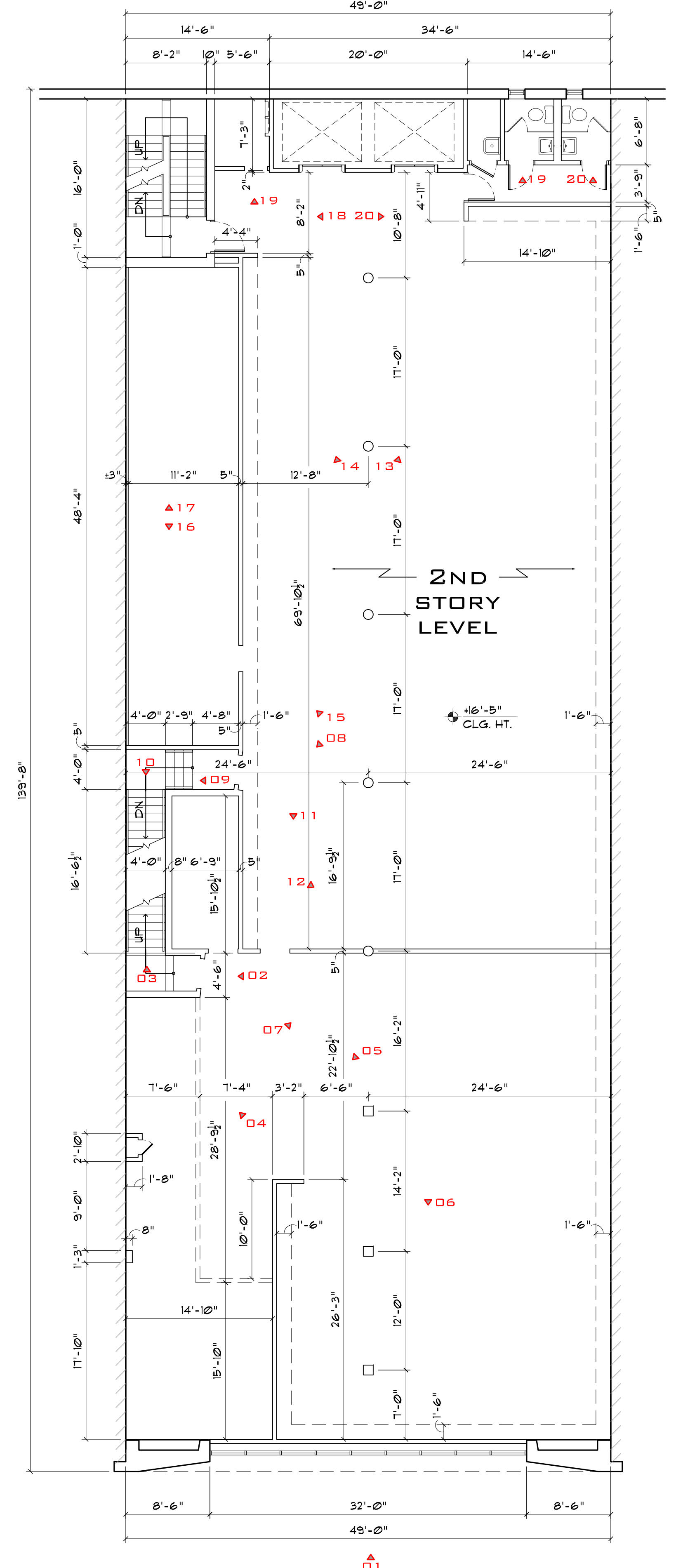
14 13 12 11



10 09 08 07 06

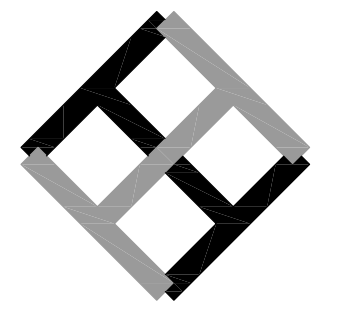


05 04 03 02 01



**EXISTING 2ND FLOOR PLAN**

1/8" = 1'-0"



HERBCAD  
DESIGN  
(205) 994-2400  
HERB@HERBCAD.COM

**OLD MANGELS DEPT. STORE**  
3 STORY VACATED BUILDING  
1920 2ND AVENUE NORTH BIRMINGHAM, ALABAMA

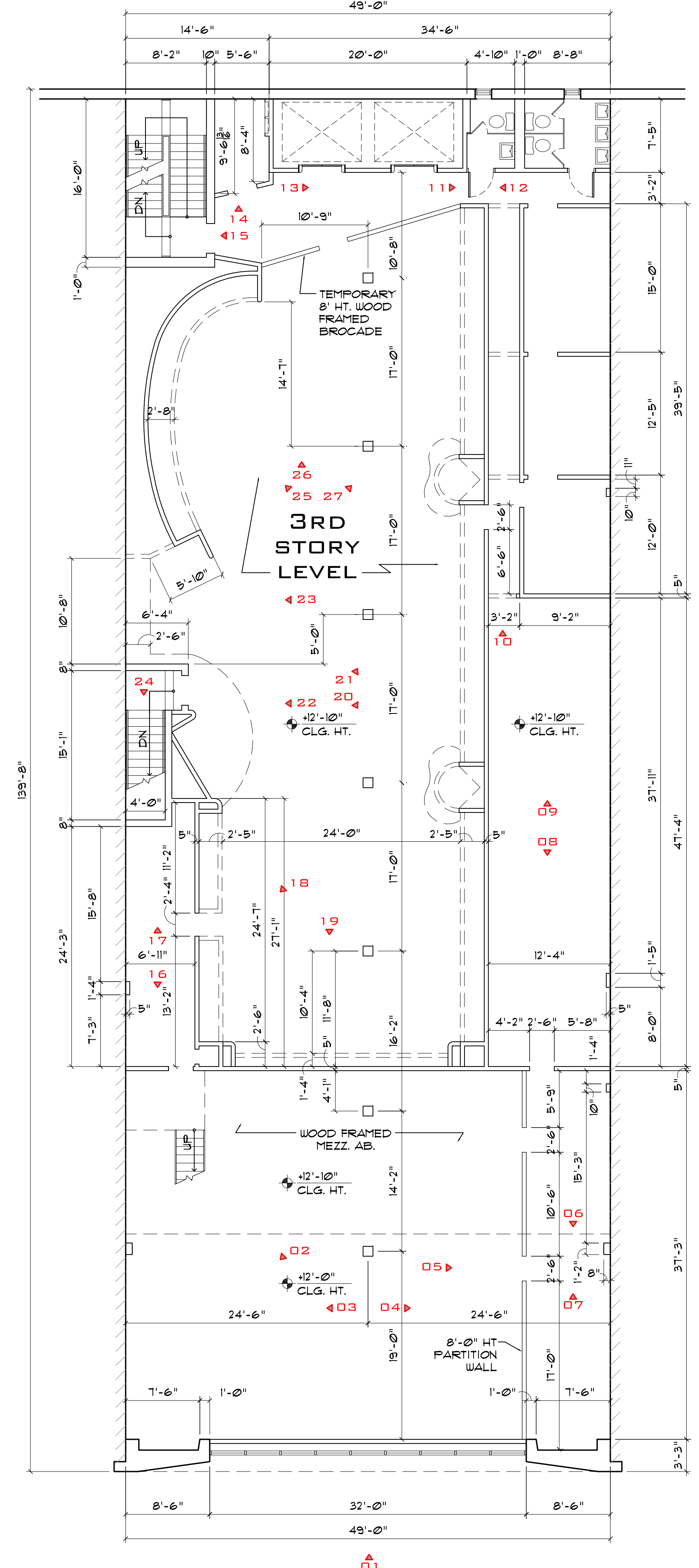
FILE NAME:	
FIRST PLOT:	
DATE:	
REVISIONS:	
DESCRIPTION:	
MARK:	
DATE:	9-8-2018

SHEET TITLE:  
**AS-BUILT  
SPACE PLAN  
3RD FLOOR**

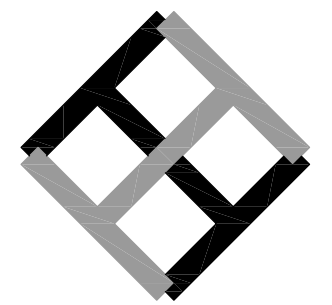
PROJECT NO.  
HCAD-18-10

SHEET NO.

**EX-3**



**EXISTING 3RD FLOOR PLAN**  
1/8" = 1'-0"



HERBCAD  
DESIGN  
(205) 994-2400  
HERB@HERBCAD.COM

**OLD MANGELS DEPT. STORE**  
3 STORY VACATED BUILDING  
1920 2ND AVENUE NORTH BIRMINGHAM, ALABAMA



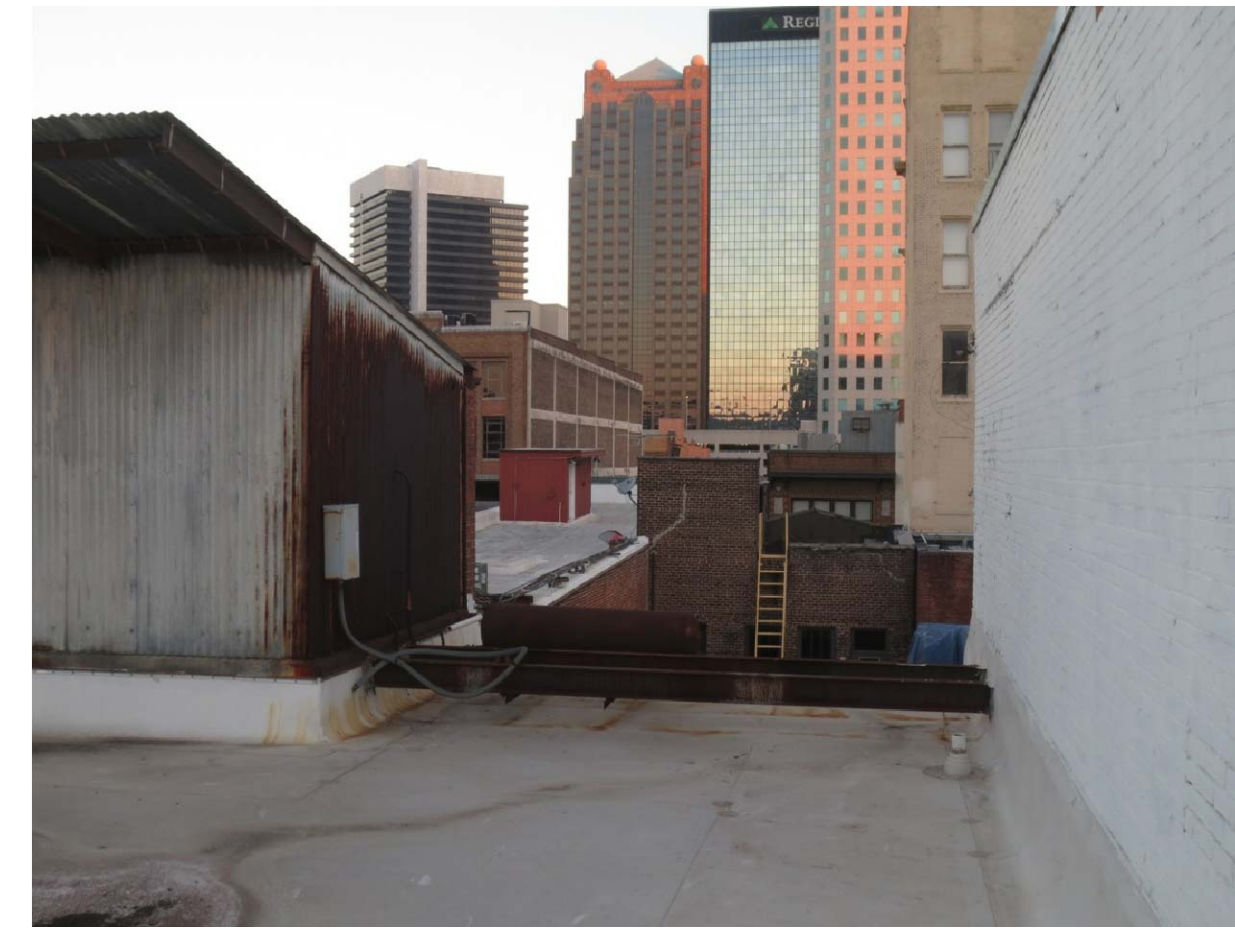
12



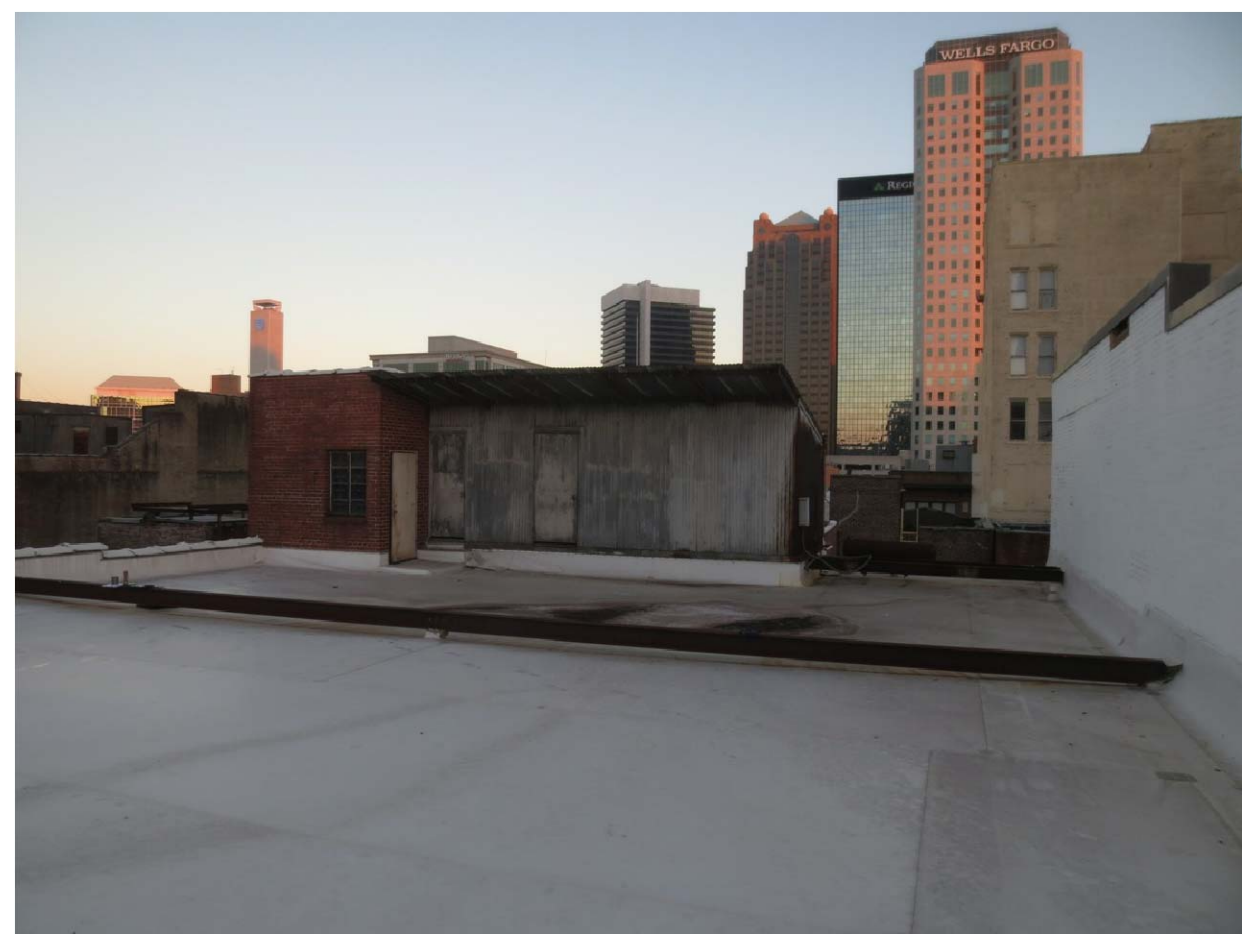
11



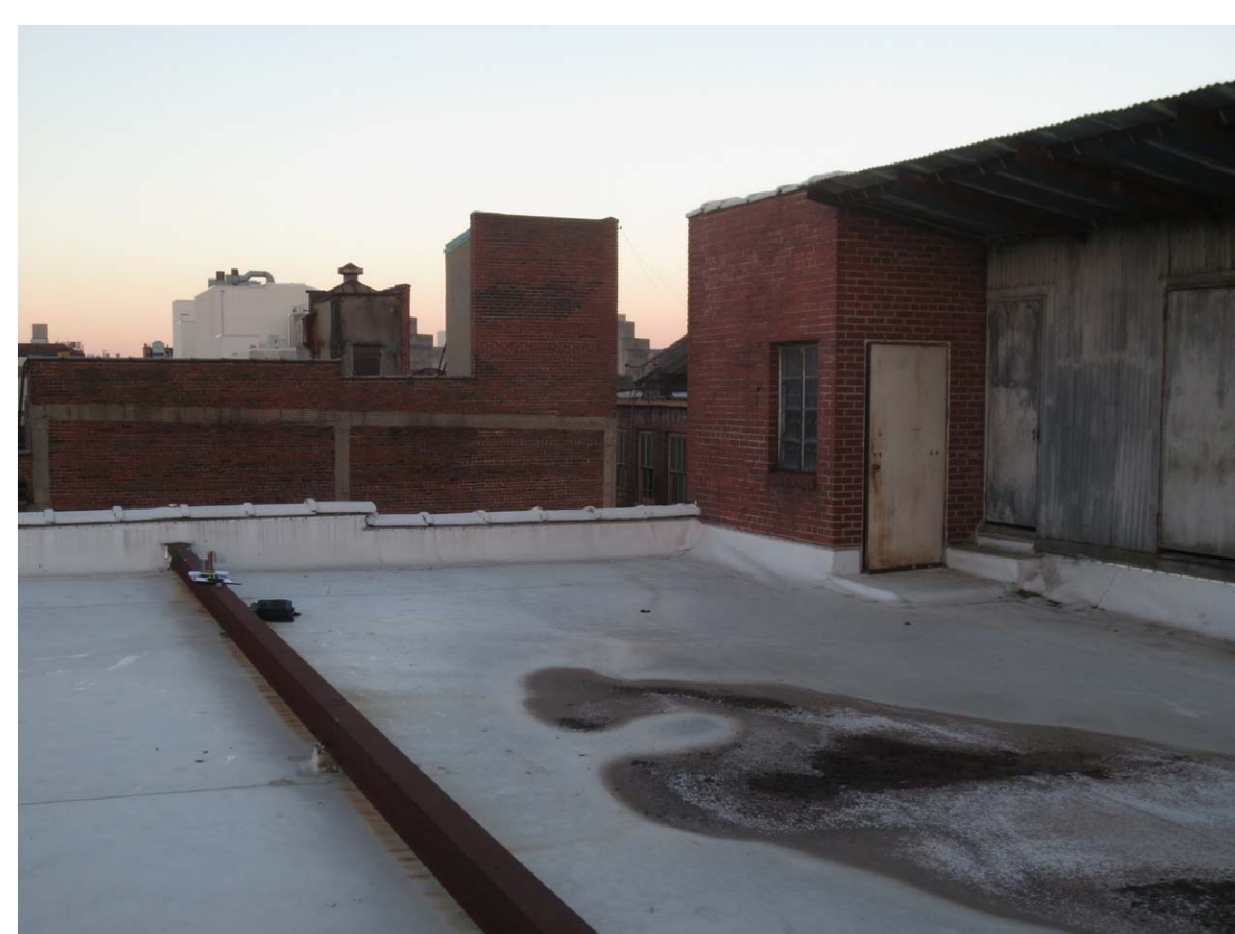
10



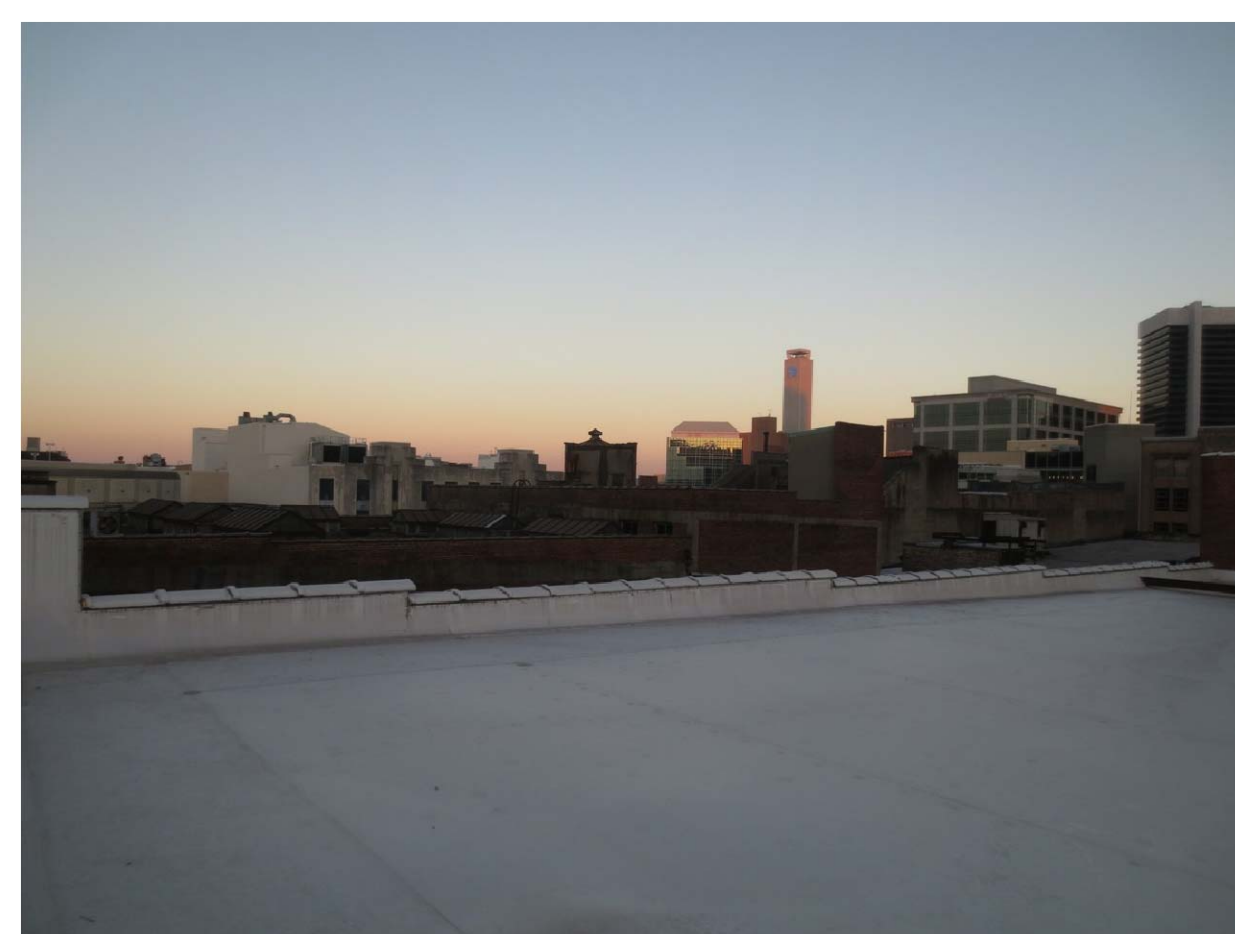
09



08



07



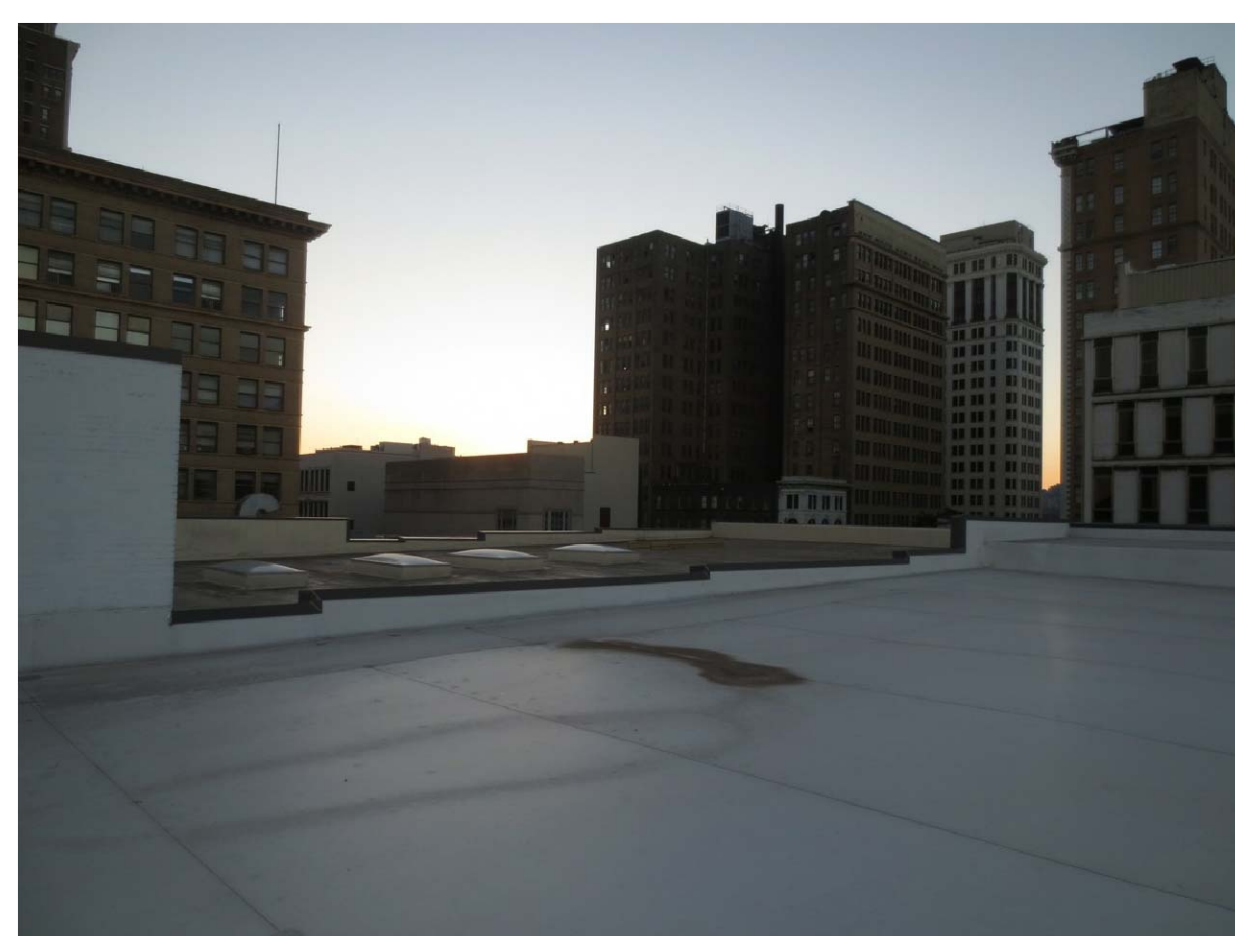
06



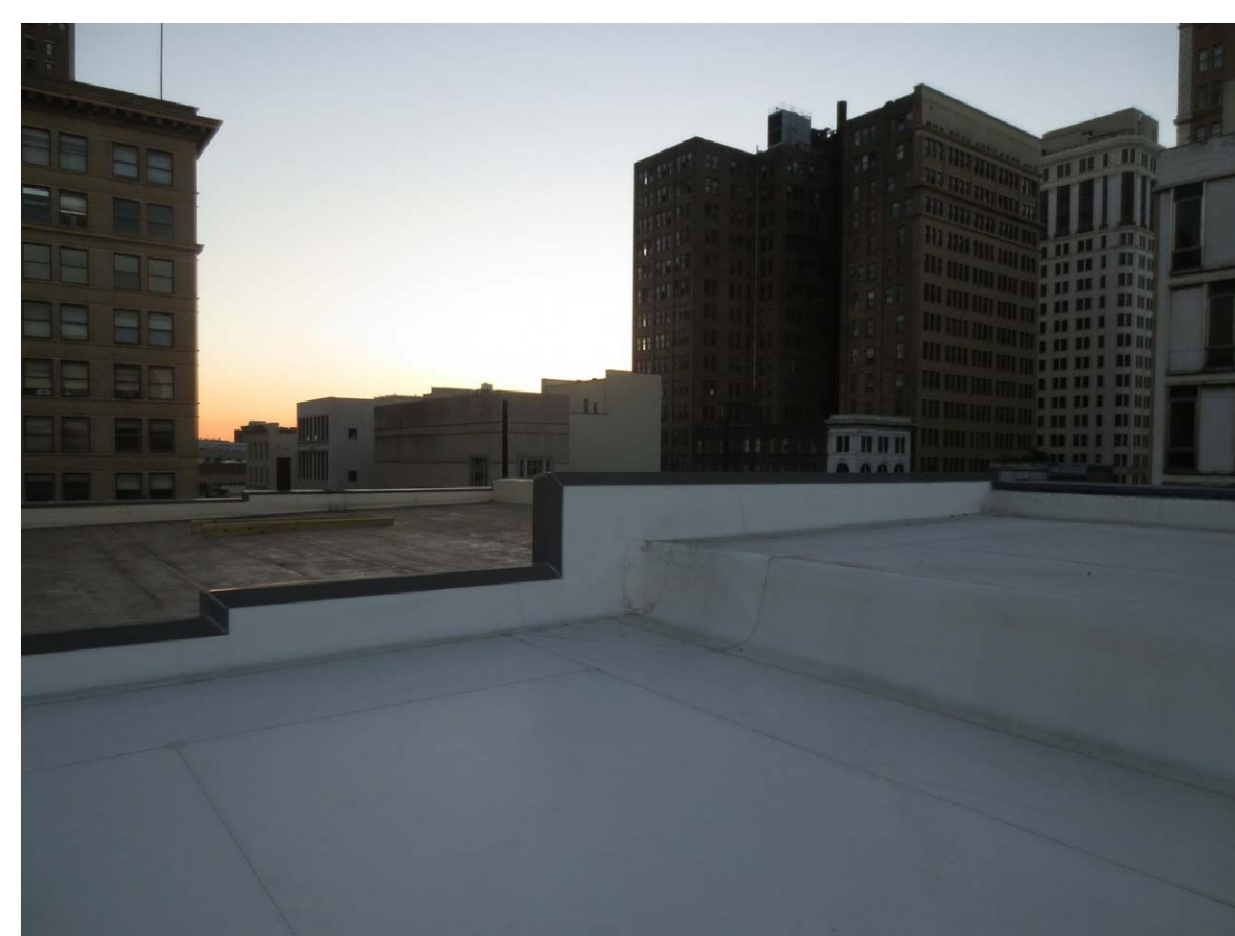
05



04



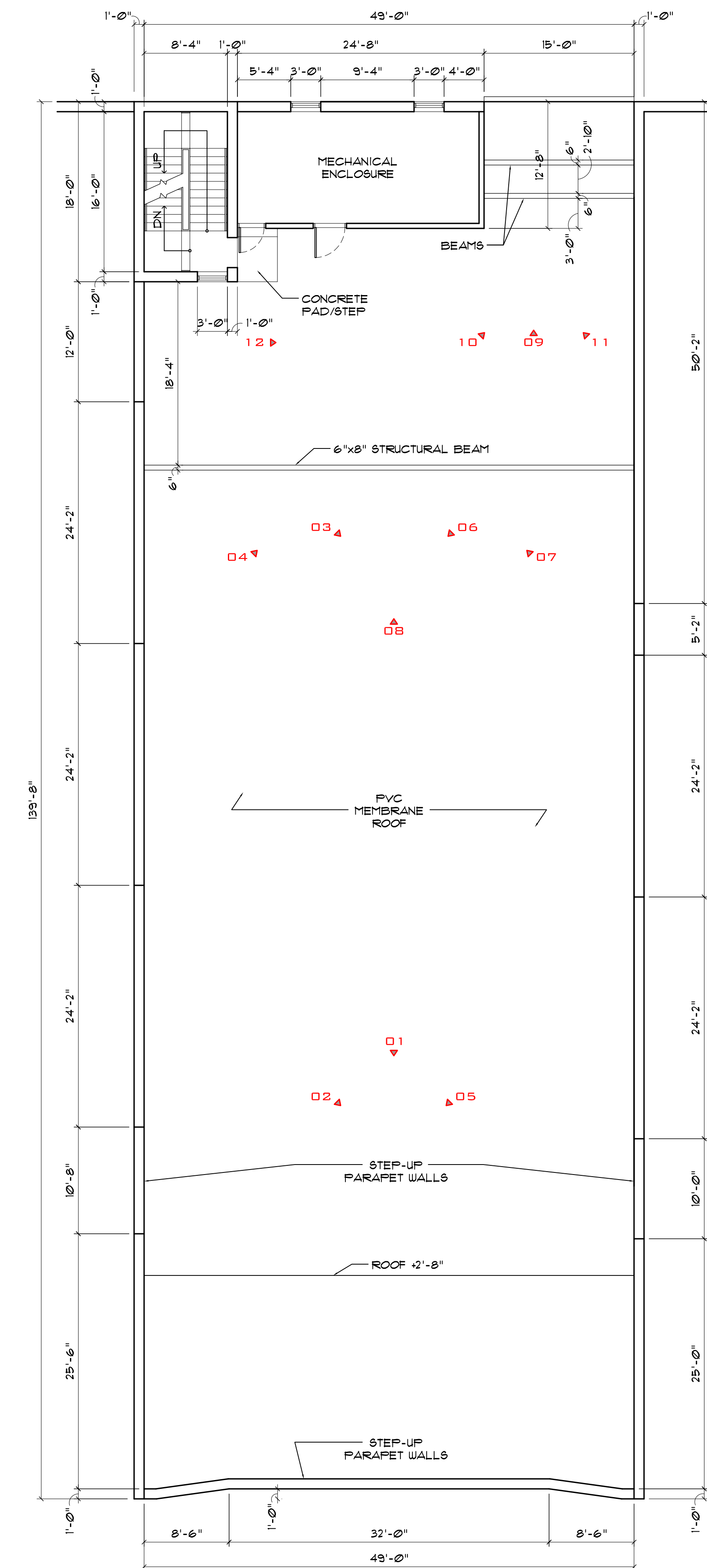
03



02



01



**EXISTING ROOF PLAN**

1/8" = 1'-0"

FILE NAME:	
FIRST PLOT:	
DATE:	
REVISIONS:	
DESCRIPTION:	
MARK:	

DATE: 9-8-2018

SHEET TITLE:  
AS-BUILT  
SPACE PLAN  
ROOF PLAN

PROJECT NO:  
HCAD-18-10

SHEET NO:

**EX-4**