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#584

ABSOLUTE AUCTION

20 CONDOS

CITY FEDERAL • DOWNTOWN BIRMINGHAM

TUESDAY, MAY 12

REGISTRATION: 4 PM • AUCTION: 6 PM

The tallest neo-classical skyscraper in the Southeast has taken urban condominium living to new heights in downtown Birmingham, Alabama. An iconic landmark, City Federal is a terra-cotta faced tower of 27 floors. First built in 1913 as a savings and loan institution, it has been transformed into a secured-access community of 80-plus residences, which are positioned above three floors of prime commercial space. Open in design, these loft-inspired luxury condominiums, which are listed on the National Register of Historic Places, showcase the architectural excellence of the building's original features.

Modern-day appointments are first rate at these upscale condominiums — granite countertops, stainless steel appliances, hardwood floors, nine-foot ceilings, baths with tiled floors and expansive windows revealing magnificent skyline views. City Federal, which overlooks a thriving downtown business district, provides controlled-access covered parking and direct building access from the parking garage. Convenient to Birmingham's vast cultural, recreational, educational and medical offerings, City Federal is surrounded by an abundance of restaurants, entertainment and shops which blanket this walkable neighborhood.

HIGHLIGHTS

20 CONDOMINIUMS & PENTHOUSES

50 TO CHOOSE FROM

- 1, 2, 3 Bedrooms • 12 Distinctive Floor Plans • Upscale Kitchens with Stainless Steel Appliances • Granite Countertops in Kitchens & Baths • Hardwood Floors in Living Areas & Kitchens • Ceramic Tile Floors in Baths • Expansive Windows Showcasing Skyline Views • 9-Ft. Ceilings with Recessed Lighting • Controlled-Access Covered Parking
- Direct Building Access from Parking Garage
- Controlled Access Building

COMMERCIAL SPACE

ALSO AT AUCTION

- 3 Floors of Office & Retail Space

**GROUND
FLOOR
COMMERCIAL
SPACE**



**WALK TO
RESTAURANTS,
ENTERTAINMENT
& SHOPS**

SELLS REGARDLESS OF PRICE! NO MINIMUMS • NO RESERVES

DIRECTIONS

Follow I-20/59 South to US-31/US-280 E exit. Take Exit 126A and drive 3/10 mile. Follow exit toward Carraway Blvd. Drive 4/10 mile and turn right onto 1st Avenue South. Drive 1/2 mile and turn right onto Richard Arrington Blvd. N. Drive 1/10 mile and turn left onto 2nd Avenue N. Drive 1/10 mile to City Federal — 2024 2nd Avenue N.

Follow I-65 N toward Birmingham. Take the 3rd Avenue N exit, Exit 260B. Turn right onto 3rd Avenue North. Turn right onto 13th Street North. Turn left onto 1st Avenue North (Veteans Memorial Parkway). Turn left onto Richard Arrington Jr. Blvd. N. Turn left onto 2nd Avenue N. Drive 1/10 mile to City Federal — 2024 2nd Avenue N.

TERMS: 1-BEDROOM CONDOS — 10% down with \$5,000 per condo being in personal check, business check or certified funds.
2-BEDROOM CONDOS — 10% down with \$10,000 per condo being in personal check, business check or certified funds.
3-BEDROOM CONDOS — 10% down with \$15,000 per condo being in personal check, business check or certified funds.
PENTHOUSES — 10% down with \$20,000 per penthouse being in personal check, business check or certified funds.
COMMERCIAL — 10% down with \$25,000 being in personal check, business check or certified funds. Closing in 30 days.
AUCTION SITE: The auction will take place at the property — 2024 2nd Avenue North, Birmingham. **PRE-SALE INSPECTION:** Property is available for viewing by appointment. Beginning April 29, the property may be viewed daily from 11 a.m. to 6 p.m.
BROKER PARTICIPATION: Broker Participation welcome subject to certain guidelines. Call 1-888-326-3678. **FOR MORE INFORMATION:** Call 1-888-326-3678 or (256) 547-3434. Beginning April 29, call on site, (205) 986-0793; fax (205) 747-3817.

DISCOUNT: A 1% discount will be given to buyers who close auction day.