

SALE/LEASE

Two-Story Professional Office Building
📍 501 Bel Air Boulevard, Mobile, AL 36606



PROPERTY OVERVIEW

Well located two-story professional office building with generous on-site parking.

Easy access to main arteries throughout Mobile including Airport Blvd, Cottage Hill Road, Downtown, Midtown and Interstate 65. Owner has recently painted the exterior, remodeled central entrance area and bathrooms, seal coated and striped the parking lot and is open to providing a tenant improvement allowance for tenants subject to credit and term of lease. With regards to a lease, owner is willing to subdivide to 6,000-10,000± SF.



LOCATION

501 Bel Air Boulevard



SALES PRICE

\$1,599,000



LEASE PRICING

10,000 SF & Under

\$15 PSF Full Service

Over 10,000 SF

\$12 PSF Full Service



SITE SIZE

2.3± Acres



BUILDING SIZE

44,917± SF (2 Story)



BUILDING HEIGHT

2 Stories

(22,459± SF Per Floor)



YEAR BUILT

1978

(Recently Updated Exterior,
Parking Lot, Some Interior Space)



ZONING

B-1 Buffer Business



PARKING

153 Spaces

(3.41+ Spaces Per 1,000 SF)

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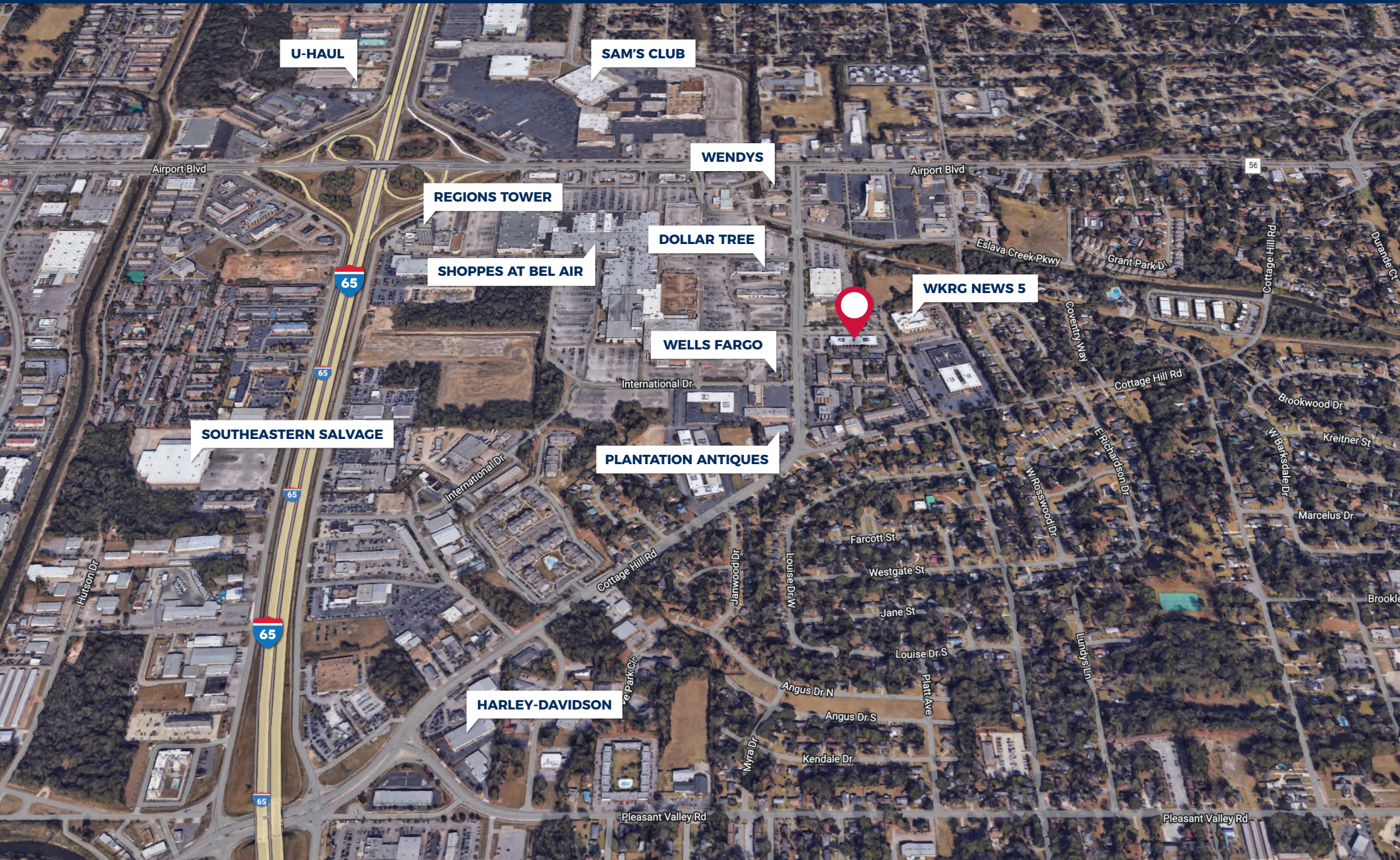
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AREA MAP

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AERIAL

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FLOOR PLAN

1ST FLOOR



2ND FLOOR

