

# FOR SALE - MIXED-USE BUILDING

207 Dunson Street, Andalusia, AL 36420

RECENT  
PRICE  
REDUCTION!

**Sale Price: \$795,000**



**17,590 SF | SINGLE STORY | MIXED-USE**

**BELLCORNERSTONE**  
*Commercial Real Estate*

## FOR MORE INFORMATION:

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# PROPERTY OVERVIEW

207 Dunson Street, Andalusia, AL 36420



## PROPERTY FEATURES

<b>Property Type:</b>	Mixed-use
<b>Building Class:</b>	Class C
<b>Year Built:</b>	1994
<b>Building SF:</b>	17,590 SF Total Office: 8,280 SF Warehouse: 9,310 SF
<b>Floors:</b>	1
<b>Parking:</b>	Ample
<b>Exterior Docks:</b>	1 Dock Door
<b>Sale Notes:</b>	75% Occupied with Excellent Potential. Newspaper is interested in leasing back around 1,200 SF Office Space for approx. \$750/month. The warehouse is currently occupied by a Dance Studio with a short-term lease through 10/31/2025. \$1750 per month, can be cancelled by either party with 90 days' notice.

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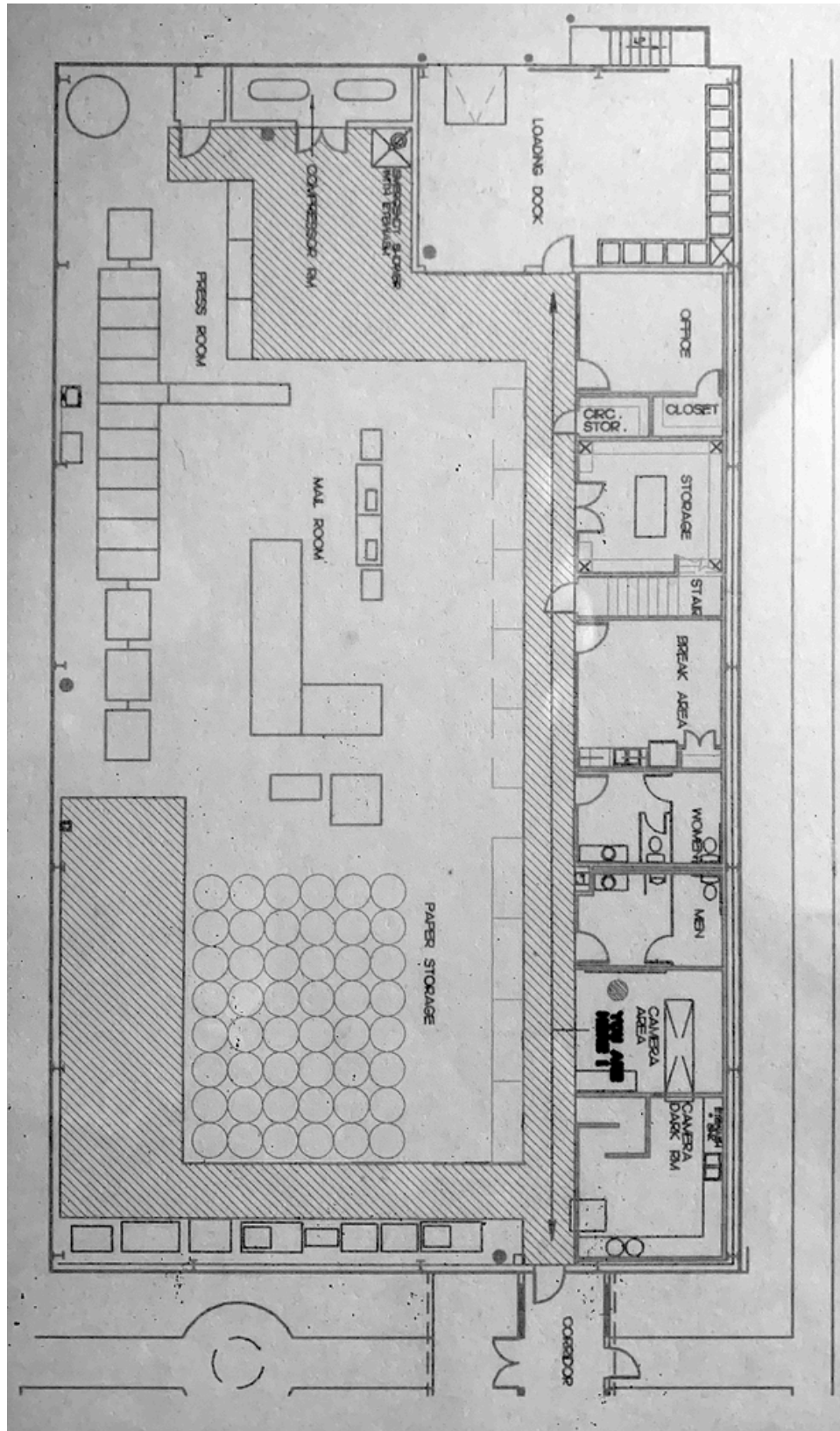
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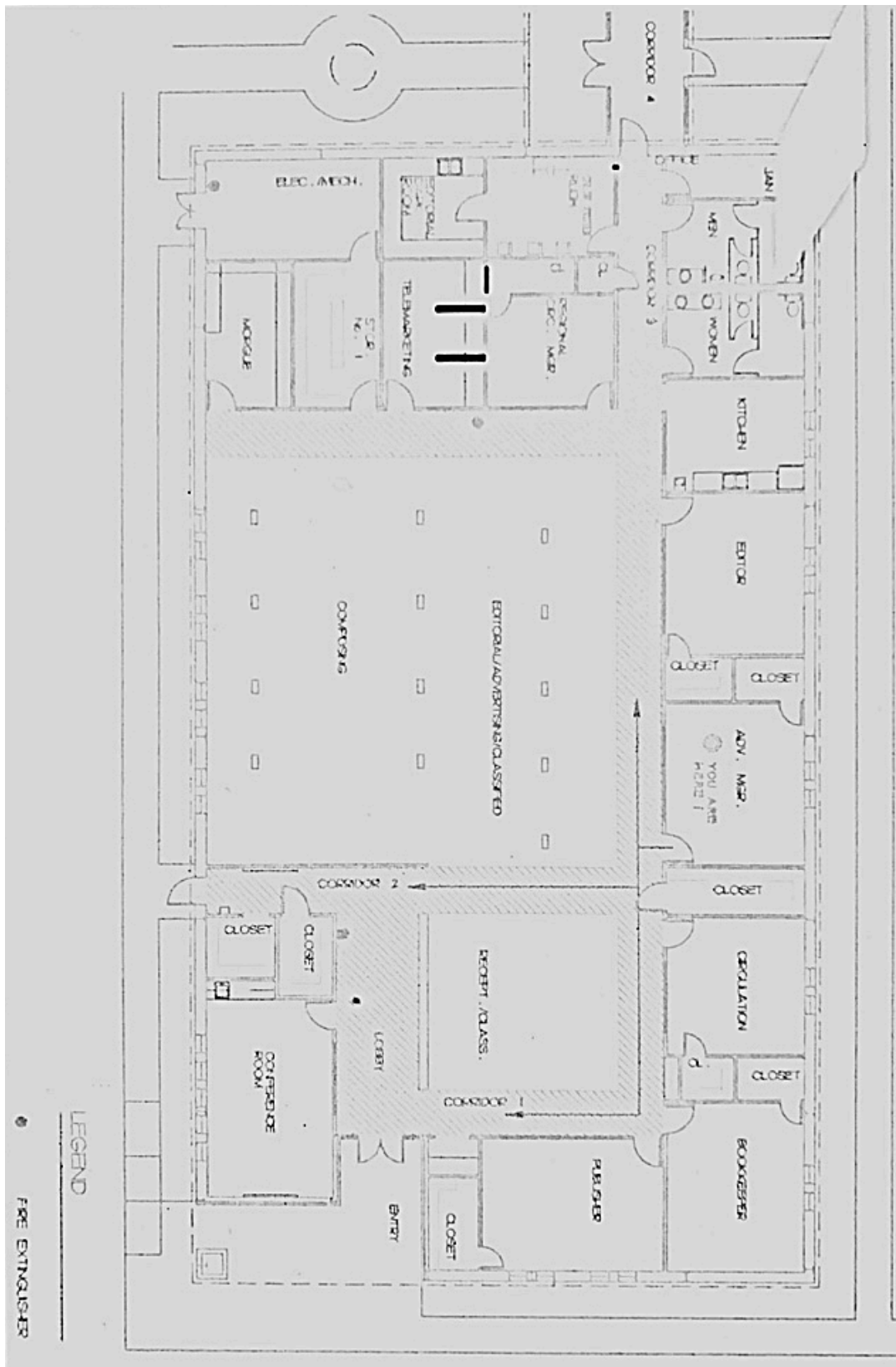
# WAREHOUSE FLOORPLAN

207 Dunson Street, Andalusia, AL 36420



# OFFICE FLOORPLAN

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DISCLAIMER: The information contained in this flyer has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. The information contained herein is for informational purposes only and does not constitute an offer to sell, lease, or sublease, nor is it a solicitation for same.