

OFFICE BUILDING FOR SALE IN MIDTOWN

Located on Highway 90 | 1304 Government Street | Mobile, AL 36604



- Large $\pm 4,128$ SF office building for sale on Government Street in Midtown
- Includes additional lot on Brown Street
- For Sale: \$475,000
- Ideal for medical user, as previous uses were physician's office and veterinarian
- Zoned B2 - Neighborhood Business*
- Ample parking & 2 sheds on large lot

Large $\pm 4,128$ SF midtown office building for sale that is an ideal fit for any medical clinic, medical office, or general office user. The office sits on a large lot with 122' of frontage on Government Street and ample parking in the back side of the building. The property also includes additional lot fronting Brown Street (*Zoned R-1) that adds $\pm 13,000$ SF to lot size. Site includes two storage sheds at the rear of the lot. Zoned B-2 – Neighborhood Business. The office building contains a lobby/waiting area, multiple offices, exam rooms, former surgical suite with rooms, kitchen/break room, multiple bathrooms, a large former kennel room, and former radiology room.

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Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

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SUMMARY INFORMATION

Location:	1304 Government Street (directly on US Highway 90) Mobile, Alabama 36604
Building Size:	±4,128 SF
Lot(s) Sizes:	
Government St:	±36,055 SF / ±0.83 AC
Brown Street:	±13,000 SF / ±0.29 AC
Office Features:	lobby/waiting area with check in window, file room/business office, 5 exam rooms, offices, former surgical suite with 3 rooms, 3 bathrooms (1 with shower), former radiology room, large former kennel room, & kitchen.
Year Constructed:	1989
Sale Price:	\$475,000

MOBILE MARKET OVERVIEW

The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody’s Analytics and CNN Business, Alabama has the fifth best “back to normal” ranking in the U.S., based on job and production numbers.

Additional Exterior Photos



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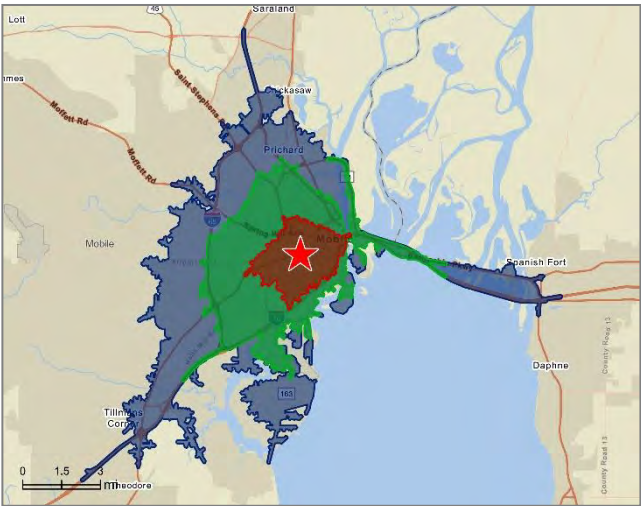
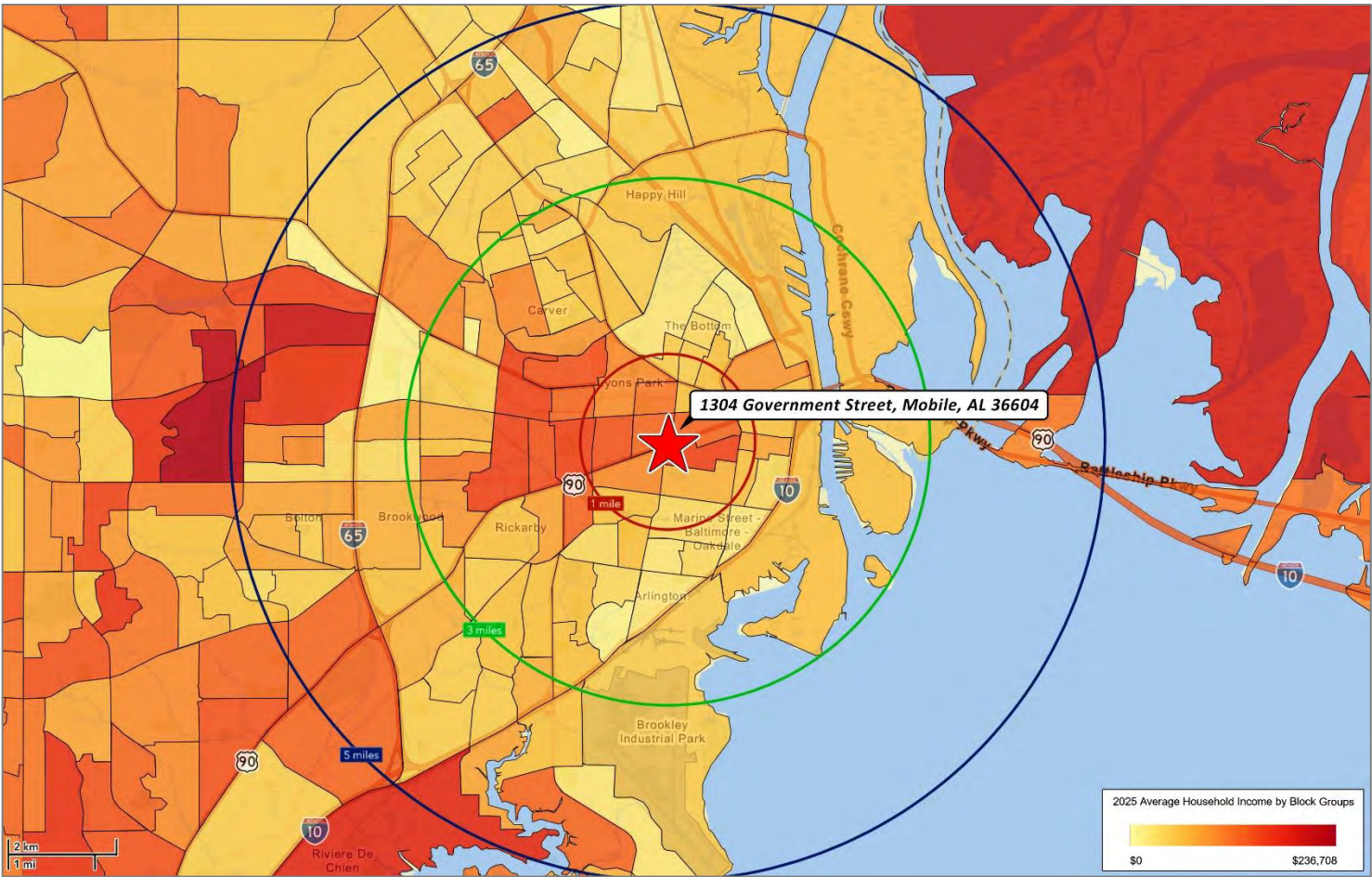
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2025 Average Household Income Heat Map and Demographics

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2025 Drive-Time Demographics	5 Min	10 Min	15 Min
Total Population	22,776	62,437	119,050
Median Age	41.4	39.5	38.5
Largest Median Age Group	35-44	25-34	25-34
Total Daytime Population	36,931	97,488	175,623

Households & Income	5 Min	10 Min	15 Min
Total Households	10,281	27,485	51,964
Average Household Size	2.07	2.16	2.18
Average Household Income	\$79,954	\$70,445	\$73,754

Housing & Value	5 Min	10 Min	15 Min
Owner Occupied Houses	49.7%	48.6%	49.5%
Renter Occupied Houses	50.3%	51.4%	50.5%
Average House Value	\$249,156	\$216,420	\$234,904



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