

# FOR SALE

3,725± SF BUILDING ON 1.15 AC  
2406 US-31 | Bay Minette



## PROPERTY DESCRIPTION:

- 3,725 SF commercial building on 1.15 acres
- 225' of direct frontage on Hwy 59—major north-south corridor
- Zoned B-2 commercial; existing 6-bedroom structure offers multi-office or adaptive-reuse potential
- Strong visibility and easy ingress/egress
- Minutes from the new Novelis aluminum plant—positioned for supply-chain, workforce, and service-sector demand
- Ideal for professional services, medical/wellness, specialty retail, or owner-user operations
- Ample parking area with room for expansion or future site redevelopment
- Located in the growth path of Bay Minette's commercial corridor



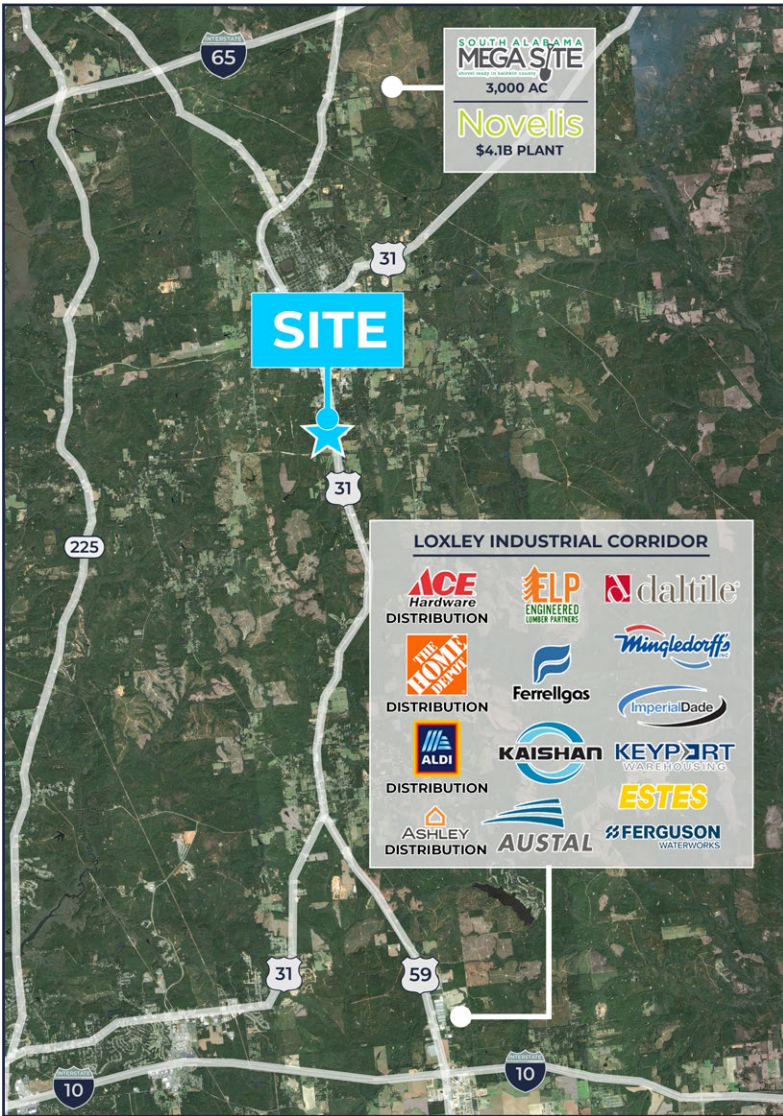
**SALE PRICE: \$395,000**

**Tommy Gleason, CCIM**  
251.379.8285 | [tgleason@cre-mobile.com](mailto:tgleason@cre-mobile.com)



**CRE  
MOBILE**  
[CRE-MOBILE.COM](http://CRE-MOBILE.COM)





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



