

# 350 Dauphin St

350 Dauphin St, Mobile, AL 36602

ADAMS·IP  
INTELLECTUAL PROPERTY & BUSINESS LAW

Presented by  
AdamsIP, LLC



## Price: \$19.00 /SF/YR

Prime Downtown Restaurant Space – 350 Dauphin St, Mobile, AL

Located in the heart of downtown Mobile, this 5,200 SF property offers a turnkey restaurant setup with incredible versatility for a variety of uses. Formerly a successful restaurant, the space features brand new bathrooms, a new roof, updated AC and electrical systems, and a fully serviced commercial refrigerator and hood. A large, high-quality smoker adds a unique culinary touch. With its prime location and modern upgrades, this space is ready for your next venture.

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Building has an open floor plan  
Great light and is conducive to many uses.  
Corner Building  
Smoker / BBQ Pit  
Foot Traffic



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453 Dauphin Street  
Mobile, AL 36602



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Open Dining Area with Natural Light

## Listing space

### 1st Floor

Space Available	5,200 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 3 Years

350 Dauphin Street has gone through extensive repairs and cleaning and is on the market for the first time in years. There is 5,200 sq/ft of space for lease. It has an open floor plan with great light and is conducive to many uses.



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## Property Photos



Back of Dining Area



Large Smoker / BBQ Pit



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## Property Photos



Kitchen Window to Dining



Hutch / Smoker Accessories

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## Property Photos



Bathroom 1



Bathroom 2



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## Property Photos



Kitchen Window



Hood and Refrigerator



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## Property Photos



Inside Refrigerator



Corner Building on Dauphin St



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## Property Photos



350 Dauphin at Night



350 Dauphin Street on Park



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## Property Photos



350 Dauphin in Downtown

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## Location

