



4313 Downtowner Loop S, Mobile, AL 36609 | For Sale — \$380,000



PROPERTY OVERVIEW

Exceptional opportunity to own a well-maintained commercial office building in one of Mobile's most established business corridors — priced below replacement cost and ready for immediate occupancy. Previously used as a credit union, this versatile property is ideally suited for professional offices, medical users, or financial institutions seeking a central, accessible location.

PROPERTY HIGHLIGHTS

| | |
|---------------------|-----------------------------|
| Building Size | ±3,805 SF |
| Lot Size | ±0.81 Acres |
| Zoning | B-2 (Commercial) |
| Annual Property Tax | \$7,227.57 |
| Accessibility | ADA Compliant |
| Parking | Ample On-Site |
| Access | Dual Front & Rear Entrances |
| Price | \$380,000 |

LOCATION OVERVIEW

Strategically located near Airport Blvd and I-65, the property provides excellent visibility, easy accessibility, and close proximity to major retail, dining, and commercial amenities. Surrounded by national brands such as BJ's Restaurant, Academy Sports, and Vitamin Shoppe, this corridor remains one of Mobile's strongest commercial nodes.





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