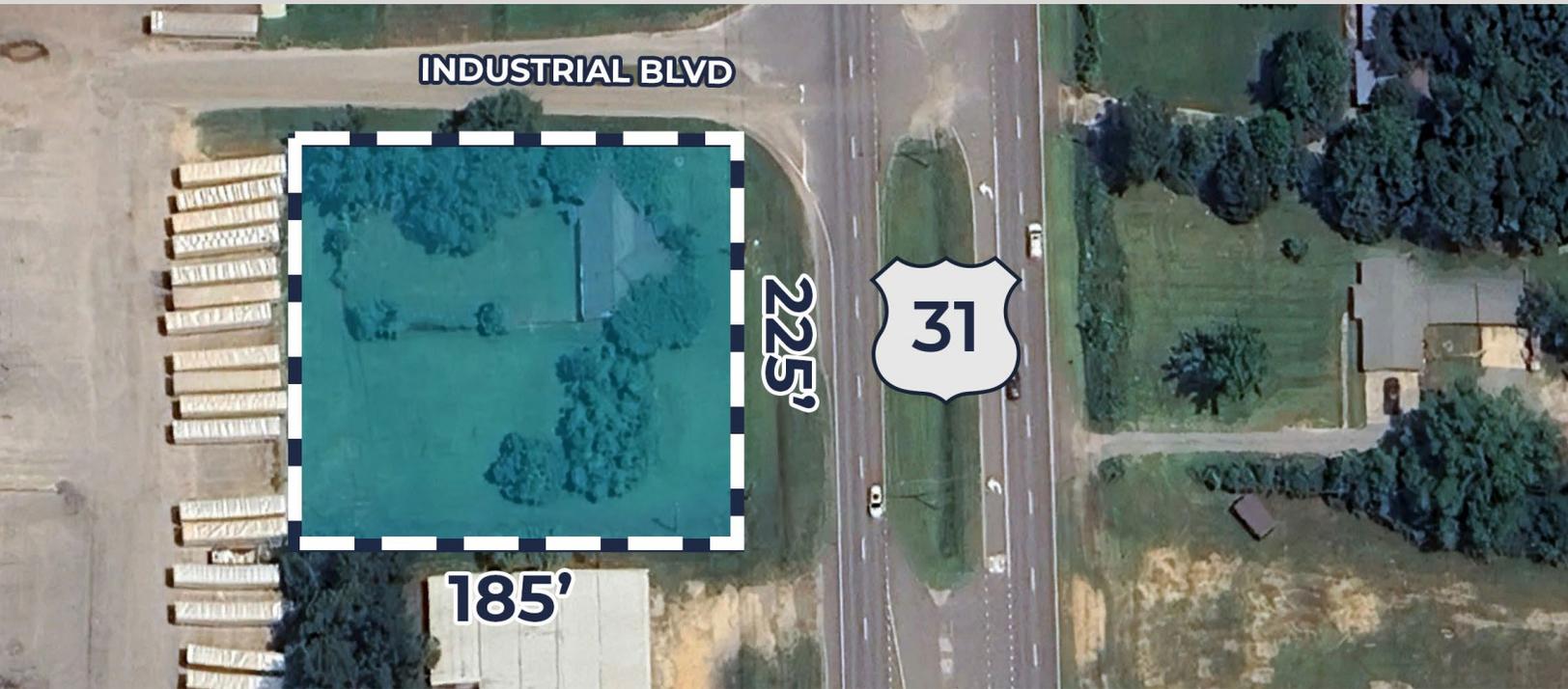


FOR SALE

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

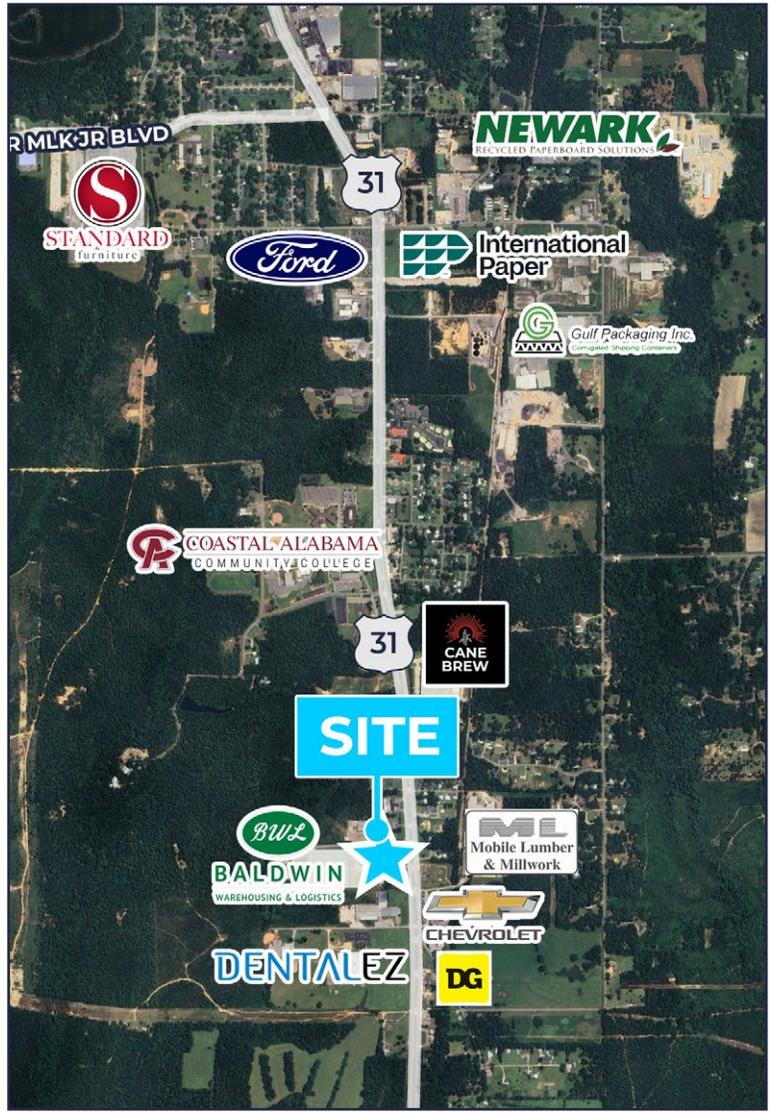
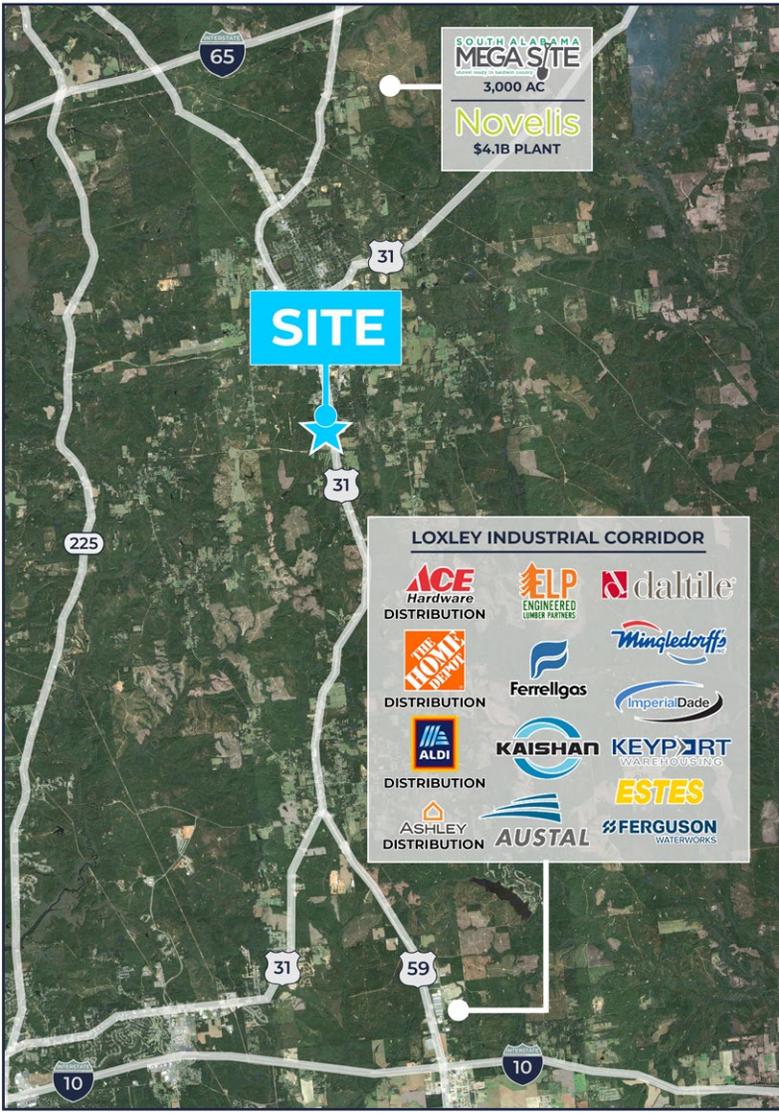


SALE PRICE: \$395,000

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