

# AVAILABLE

## 4,200 SF FREE-STANDING MEDICAL

406 Medical Park Drive | Atmore, AL



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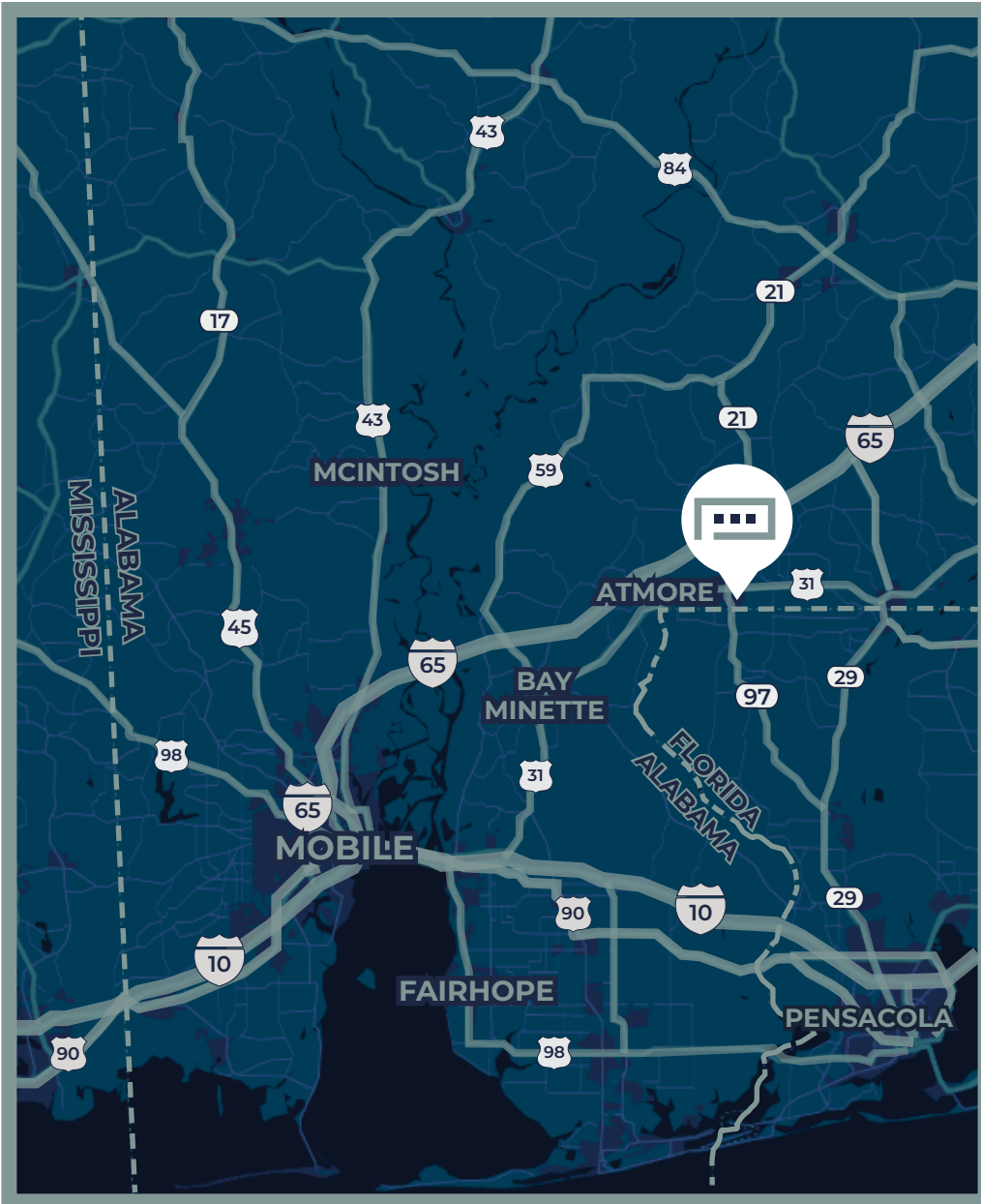
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# AVAILABLE

406 Medical Park Dr. | Atmore, AL



## PROPERTY SIZE

4,200 SF free-standing medical building on 0.7 AC in the heart of Atmore



## ZONING

B-1: Local Business



## LAYOUT

9 exam rooms, large waiting area, reception area, nurses' station, 6 doctors' offices, 6 restrooms (1 is a full bath) and kitchenette/break room



## PARKING

25 parking spaces



## CEILING HEIGHT

9' - 10'



## RECENT RENOVATIONS/UPGRADES

- Interior has been painted a neutral color
- GAF, 25-year, 135 mph wind-resistant shingle roof installed in 2017
- Three 5-ton, 13-SEER HVA units installed 2015-2017



## PRICE

\$500,000

\$20.00/SF NNN



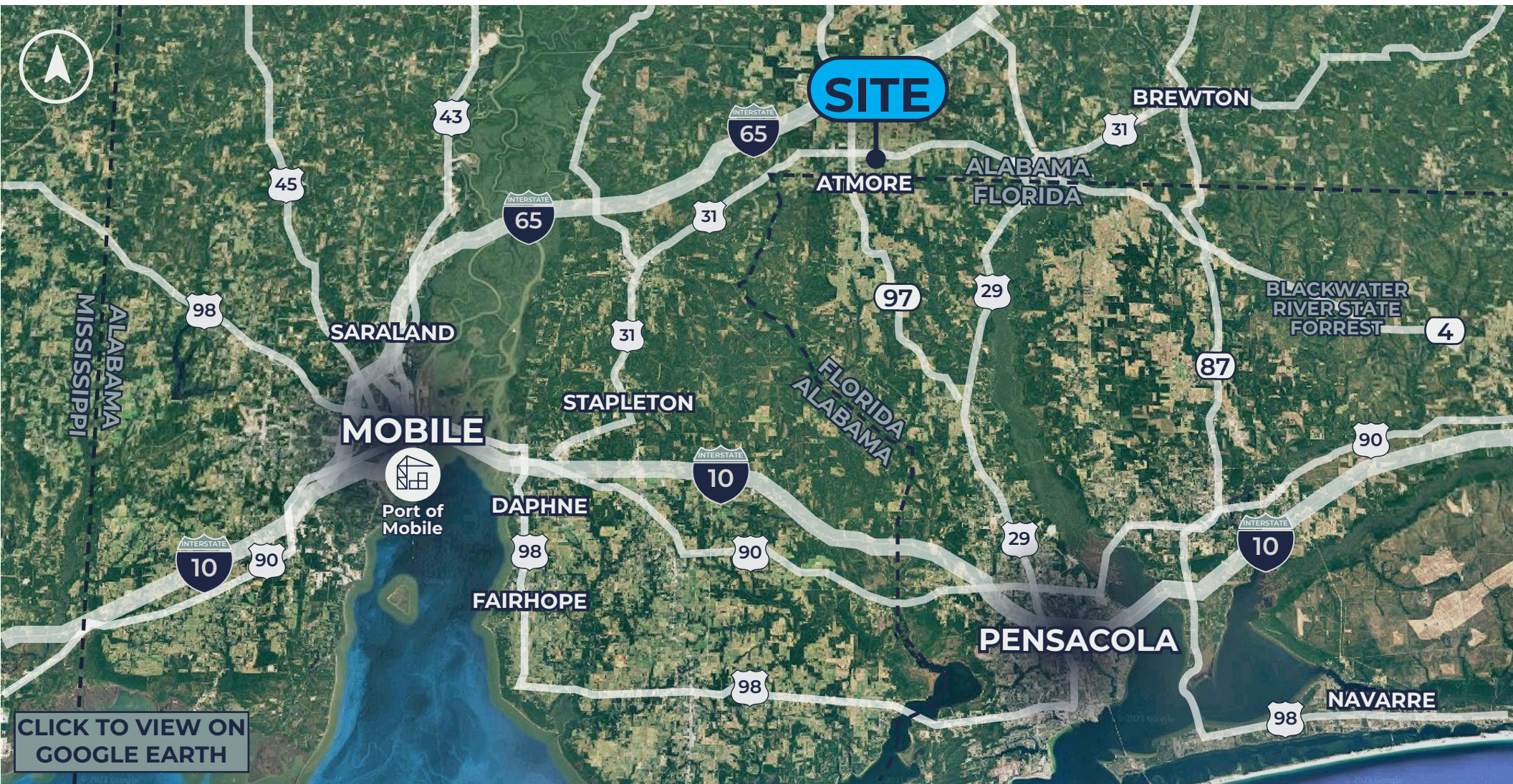
## Property Location

Excellent visibility on a vibrant medical corridor. Proximate to neighborhoods, schools, churches and commercial properties.



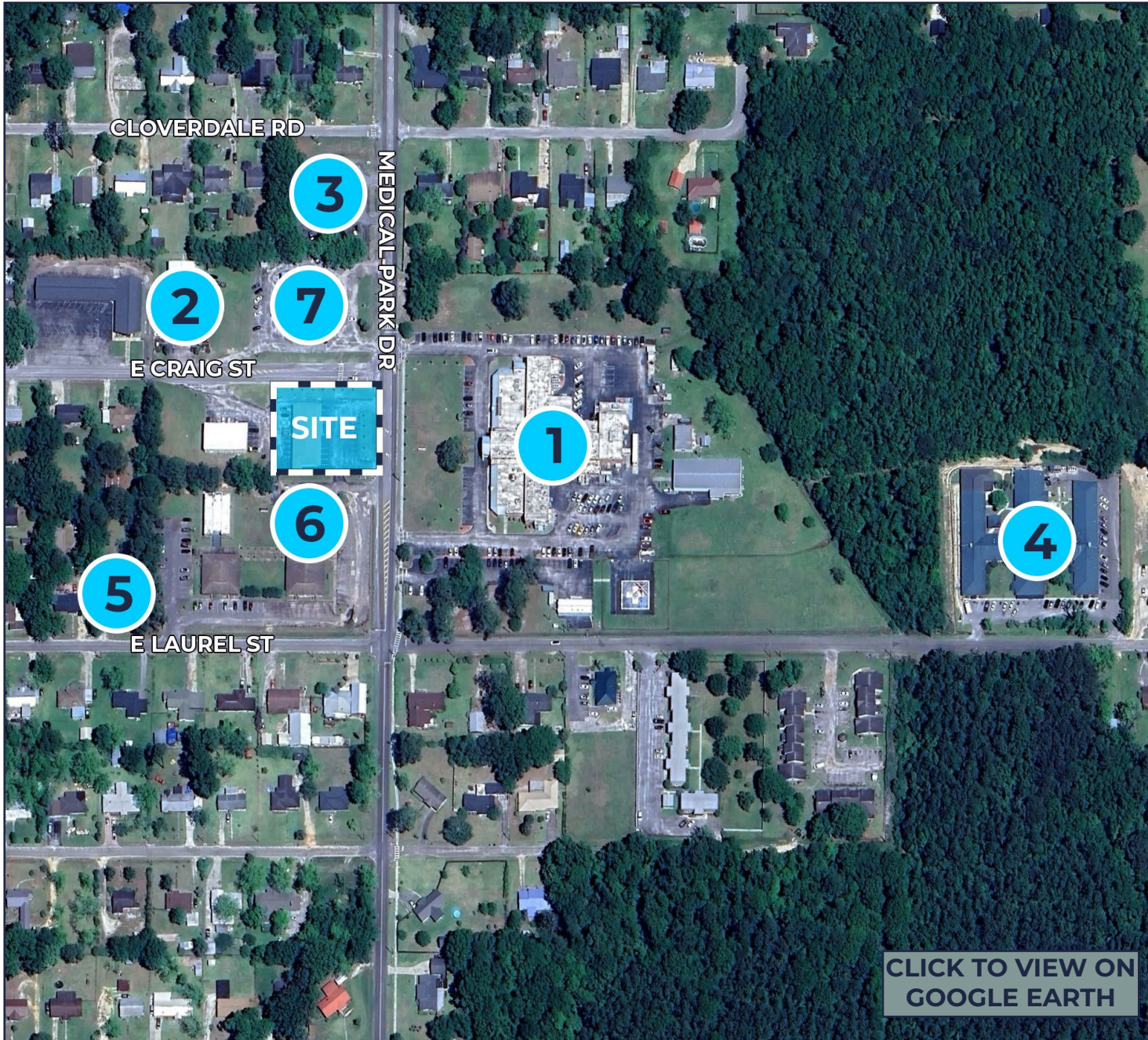
## Frontage

Over 170' of frontage to Medical Park Drive.



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## SURROUNDING MEDICAL USERS:

1. Atmore Community Hospital (49-beds) recently received a Federal grant of \$2,000,000 to upgrade medical equipment.
2. DaVita Dialysis - planning for an addition in the near future.
3. Buy-Rite Pharmacy
4. Atmore Nursing Center (100-beds)
5. Free-standing family physician
6. Clearway Pain Solutions
7. Vascular Center of Mobile

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**Nurses' Station**



**Waiting Area**



**Reception Area**



**Exam Room**



**Office**



**Bathroom**