

**FOR SALE: 152 N Section Street, Fairhope, Alabama 36532**



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**Listed by Jaime Cooper Team, EXIT Realty Lyon 251.605.1316**

Commercial Downstairs: 3090 SQ FT Heated/Cooled

Residential Upstairs: 4098 SQ FT Heated/Cooled; 2701 SQ FT includes 1203 SQFT 2<sup>nd</sup> Floor Rooftop Terrace, 287 SQ FT Front Terrace, 1211 SQFT Garage

Rare opportunity -- 7188 SF heated/cooled, plus 2701 SF rooftop terrace, front terrace, triple garage and abundant storage. This property has BOTH residential and commercial space. Prime location in the heart of downtown Fairhope. Steps away from boutique shopping, gourmet dining, coffee shops, entertainment, the Art Center, and a short walk to the picturesque Fairhope Pier. Exceptional B-2 mixed-use building, completed in 2019, seamlessly integrates commercial and residential spaces with a stunning design and top-tier construction. The property features ICF fortified construction including all storm windows and doors. Sophisticated architectural style with clean lines, abundant natural light, a striking parapet front and a private arched porte-cochere driveway/courtyard entrance. The second level offers 4000+ square feet of luxurious living space, including 3 spacious bedrooms, 3.5 elegant bathrooms, and an elevator. The private residence is thoughtfully designed with two separate entrances, providing

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added privacy and convenience. The expansive layout includes a gourmet eat-in kitchen, marble countertops, high-end Wolf and Sub-Zero appliances, custom cabinetry, wine bar and coffee room. Adjacent to the kitchen, the keeping room enhances your living experience, while the formal dining room, living room, and sitting room, complete with a whole-house sound system and motorized blinds, provide perfect settings for entertaining or relaxing. The master suite is a luxurious retreat, featuring a spa-like bathroom with a walk-in steam shower, dual vanities, and a generously sized walk-in closet with lots of built-ins. Guest bedrooms come with en suite bathrooms for added comfort. A cozy TV sitting area at the top of the rear staircase offers a tranquil spot to unwind. The rooftop terrace is 1200+ SF and ideal for entertaining. The front terrace offers prime views of the Mardi Gras parade route and the Arts & Crafts festival. The 3,000+ SF commercial space is on the street level and is currently leased. This space offers flexibility to convert into two distinct units, with separate utilities already in place and proximity to the City Hall parking.



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