

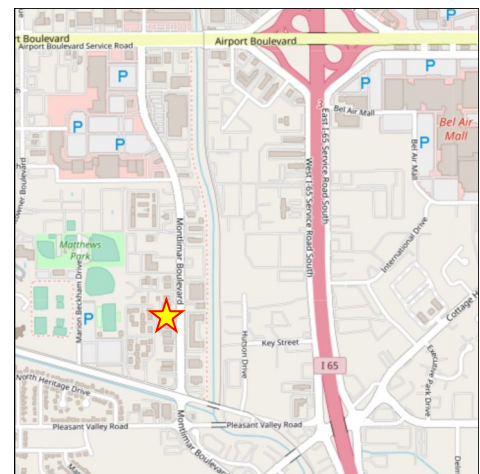
# For Sale Investment Property

**Income Producing!**



**1206 Montlmar Drive Mobile, Al 36609**

<b>For Sale</b>	<b>\$1,450,000</b>
<b>Rental Income</b>	<b>\$155,000/YR</b>
<b>Building Size:</b>	<b>15,200 SF HVAC</b>
<b>Lot Size:</b>	<b>1.45 Ac</b>
<b>Parking Spaces</b>	<b>48</b>
<b>Zoning:</b>	<b>B-3</b>
<b>Year Built:</b>	<b>2007</b>



## **Commercial Division**

900 Hillcrest Rd Suite A5  
Mobile, AL 36695  
639-4007

[www.bhhscoopercommercial.com](http://www.bhhscoopercommercial.com)

## **Contact:**

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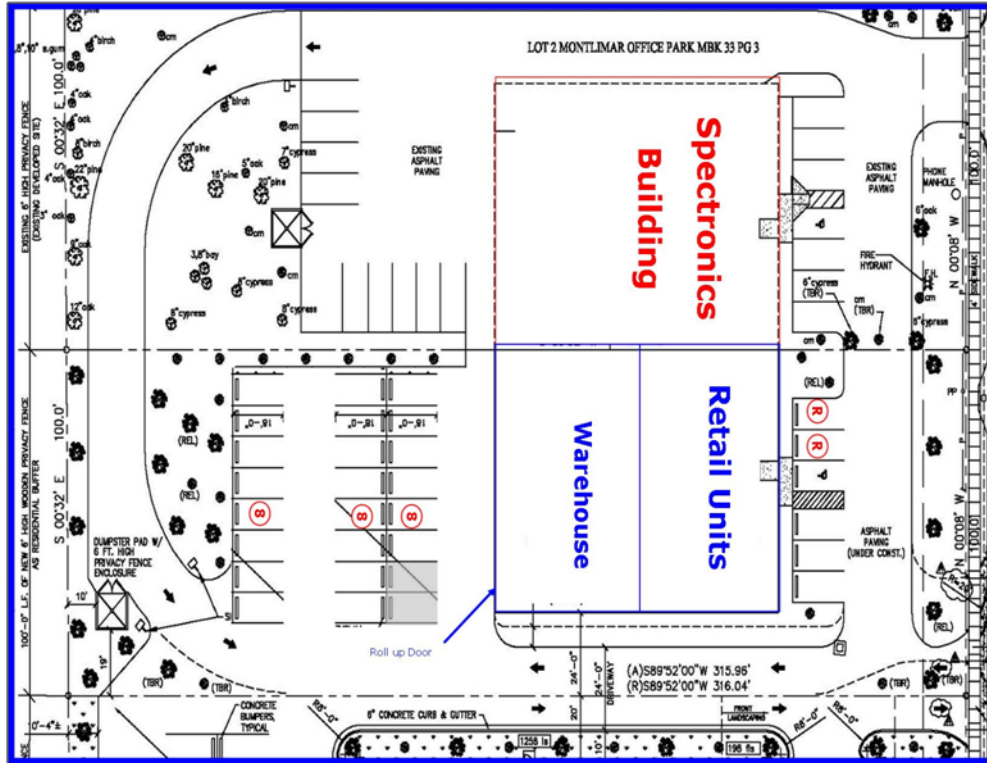
Housing Opportunity. 

*Accuracy of all information deemed reliable but not guaranteed and should be independently verified.*

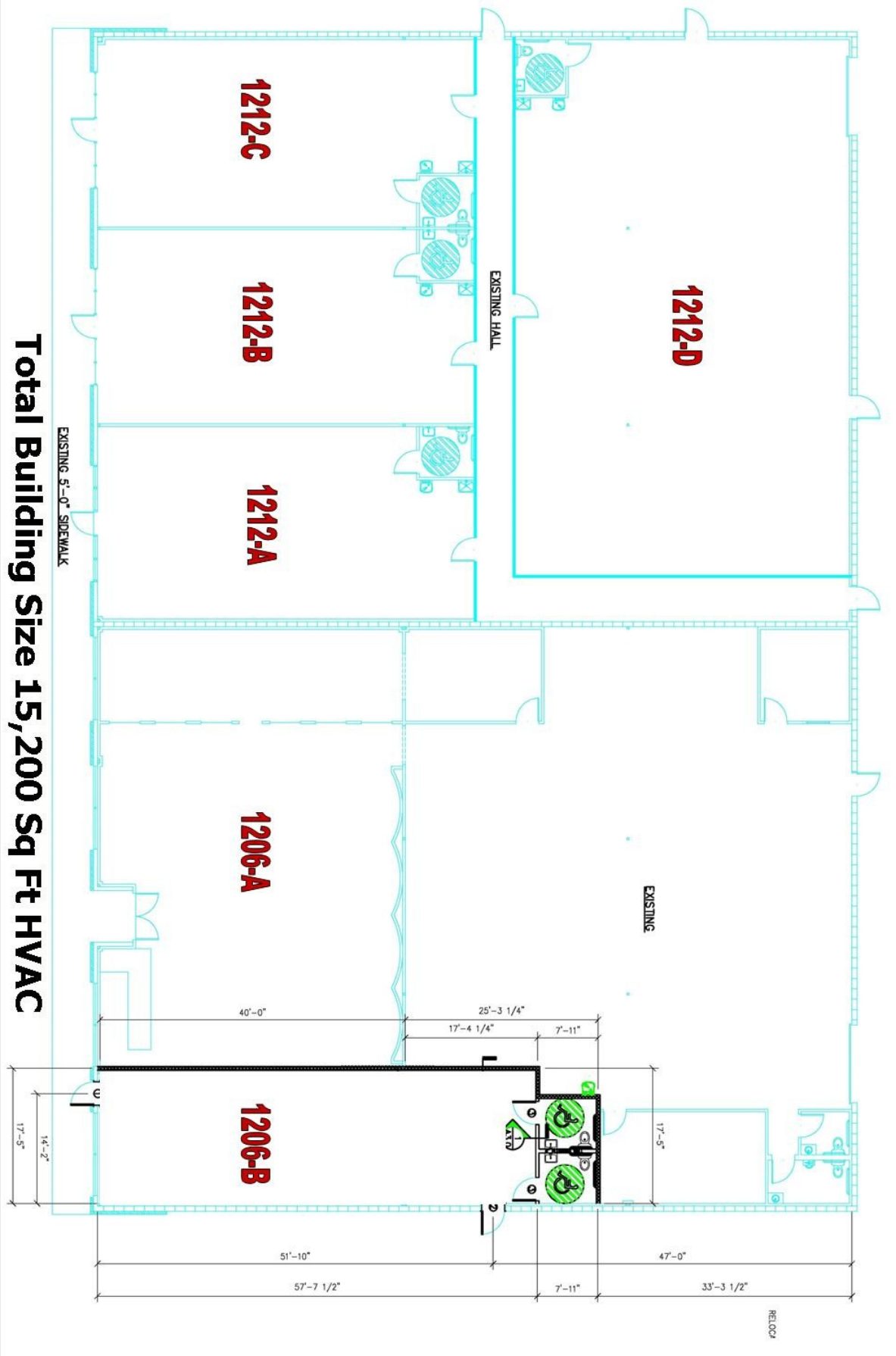
# Property Photos



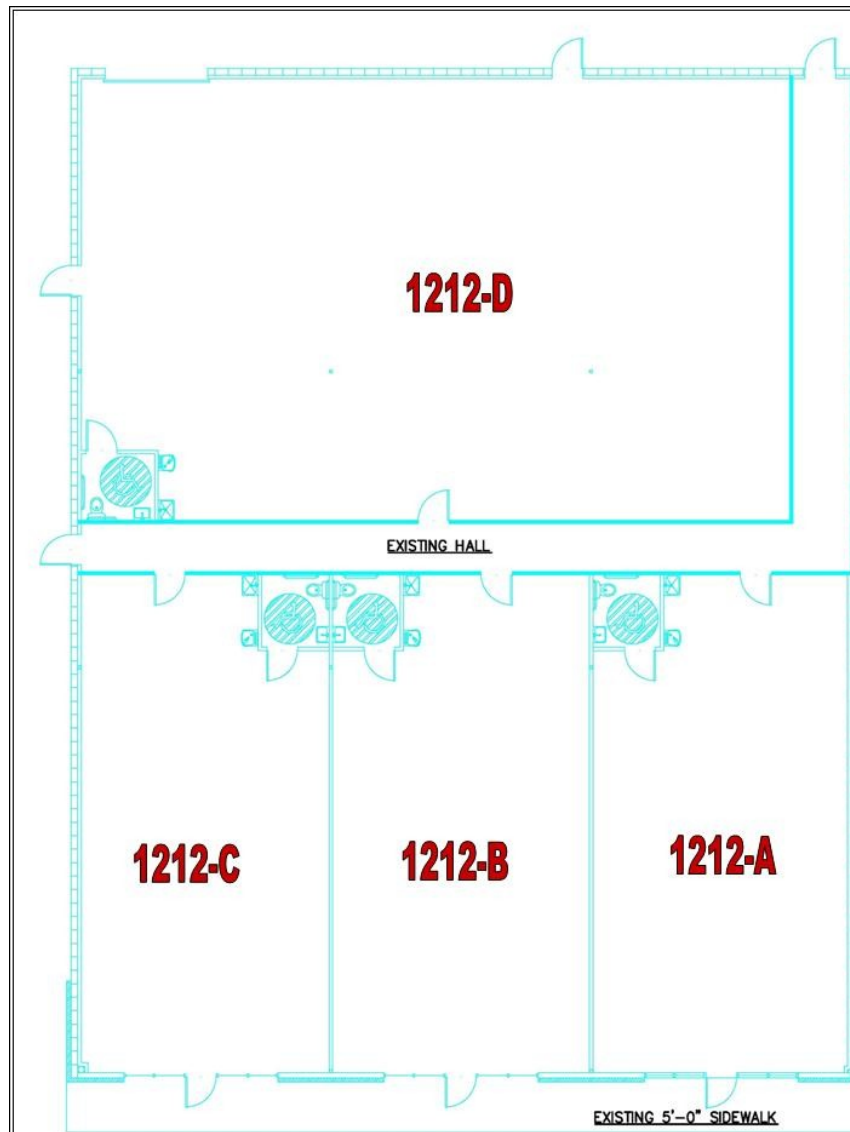
# Aerial View



# Complex 6 Unit Floor Plan

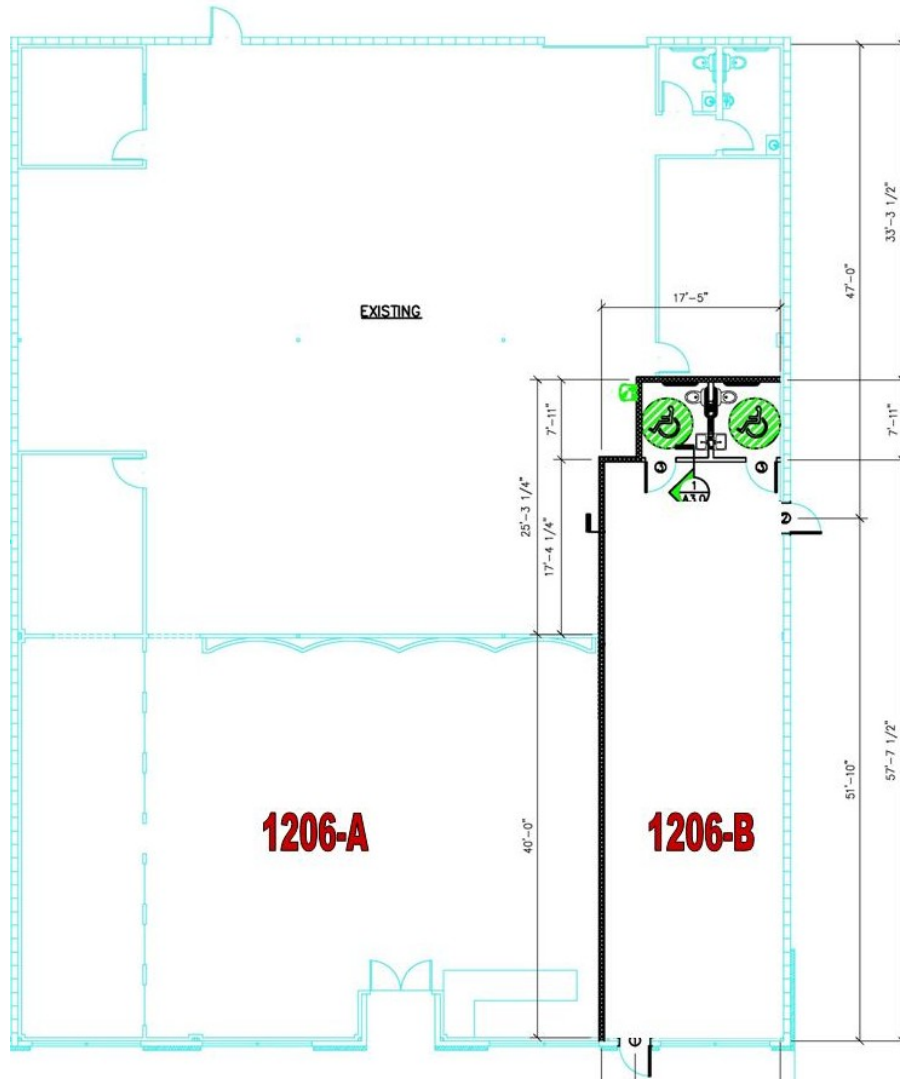


# 1212 Four Units



Unit	Size	Tenant	Lease Exp	Renewals	Space Finish
1212 A	1,300.00	American National	12/31/2026	(1) Five year	Finished Office Space
1212 B	1,200.00	AeroCare	7/31/2023	(1) Three Year	Finished Office Showroom
1212 C	1,300.00	VACANT			Finished Office Space
1212 D	3,150.00	AeroCare	7/31/2023	(1) Three Year	Finished Hvac Warehouse
	650.00	Common Area			
<b>4</b>	<b>7,600.00</b>	<b>SQ Feet</b>			

# 1206 Two Units



Unit	Size	Tenant	Lease Exp	Renewals	Space Finish
1206	6,400.00	Spectronics	6/30/2024	(1) Three Year	Finished Showroom/Office Warehouse Space
1206 B	1,200.00	Surge Staffing	2/28/2026	(1) Three Year	Finished Office Space 2Baths
<b>2</b>	<b>7,600.00</b>				