

# Lease Opportunity - Orange Beach

## 22989 Perdido Beach Blvd, Orange Beach, AL 36561

Listing ID: 30358726  
Status: Active  
Property Type: Office For Lease  
(also listed as Retail-Commercial)  
Office Type: Flex Space, Net Leased  
Contiguous Space: 800 SF  
Total Available: 800 SF  
Lease Rate: \$515 (Monthly)  
Unit Price: \$7.72 PSF (Annual)  
Base Monthly Rent: \$515  
Lease Type: NNN



### Overview/Comments

Excellent Opportunity in High Visibility location for retail or office with approximately 100+/- feet on Perdido Beach Blvd. Upstairs unit with approximately 800 square feet available immediately! Entry to this unit is at the back of the building. NNN lease.

### More Information Online

<http://www.gulfcoastcmls.com/listing/30358726>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	Baldwin County	Building/Unit Size (RSF):	800 SF
Tax ID/APN:	05-66-06-14-4-001-004.000	Usable Size (USF):	800 SF
Office Type:	Flex Space, Net Leased, Office Building, Other	Land Area:	0.42 Acres
Zoning:	BUSINESS/COMMERCIAL		

### Available Space

Suite/Unit Number:	D	Space Subcategory 1:	Office Building
Suite Floor/Level:	2	Space Type:	New
Space Available:	800 SF	Date Available:	04/12/2017
Minimum Divisible:	800 SF	Lease Rate:	\$515 (Monthly)
Maximum Contiguous:	800 SF	Lease Type:	NNN

### Area & Location

Property Located Between: Located just east of the Backcountry Trail  
Rosemary Dunes entrance.  
Property Visibility: Excellent

### Building Related

Total Number of Buildings:	1	Loading Doors:	0
Number of Stories:	2	Loading Docks:	0
Year Built:	1997	Passenger Elevators:	0
Construction/Siding:	Wood Frame	Freight Elevators:	0
Parking Type:	Surface	Heat Type:	Electricity

### Land Related

Lot Frontage:	100'	Water Service:	Municipal
Lot Depth:	200'	Sewer Type:	Municipal

Legal Description 100 X 200 FM THE INT OF N L OF HWY 182 & E LN OF SEC 14 T H SW 100 TO POB TH CONT SW 100 TH N 200 TH E 100 S 2 00 TO POB SEC 14-T9S-R4E (QCD)

### Location

Address: 22989 Perdido Beach Blvd, Orange Beach, AL 36561  
County: Baldwin  
MSA: Daphne-Fairhope-Foley



### Property Images



lobby



lobby1



room1



Room2



bathroom



3-Back side

## Property Contacts



### Robert Shallow

Re/Max Paradise  
251-979-0500 [M]  
251-948-8888 [O]  
bob@bobshallow.com