

PRICE IMPROVEMENT! 28791 US Highway 98

28791 US-98, Daphne, AL 36526

Listing ID: 30866884
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: See Agent
Size: 2,280 SF
Sale Price: \$1,799,000
Unit Price: \$789.04 PSF
Sale Terms: Cash to Seller, Purchase Money Mortgage



Overview/Comments

This investment property is listed with a single national tenant - One Water Marine/ Legendary Marine that operates "Sunrise Marine Daphne" business at that location.

The property is located on US 98 within one mile of I-10 and is strategically positioned in the main retail corridor in Daphne, AL right next to a busy car wash and alongside to many national hospitality, restaurant, and retail tenants: Home Depot, Bass Pro Shop, Dick's Sporting Goods, Waffle House, Zaxby's, etc.

Traffic count is 37,500 AADT.

The property sits on 1.95 acres with an easy access from US-98 through a service road and has one permanent building and one temporary building: temporary sales office (~1000 sqft) and a maintenance/ service facility (~2,280 sqft building).

The lease is onhand and can be sent to interested parties. The tenant has a first right of refusal to any offers that are accepted. No signage on the property at owner's request. All showing requests need to contact Joe Courtney 251-604-7189 or Manning Courtney 251-622-3590.

More Information Online

<https://courtneyandmorris.catalist.com/listing/30866884>

QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	05-43-03-06-0-004-010.00211	Building/Unit Size (RSF):	2,280 SF
Retail-Commercial Type:	Other	Land Area:	1.95 Acres
Zoning:	B2	Sale Terms:	Cash to Seller, Purchase Money Mortgage
Property Use Type:	Net Leased Investment (NNN), Investment		

Area & Location

Retail Clientele:	Other
Property Visibility:	Excellent
Largest Nearby Street:	US 98

Building Related

Tenancy:	Single Tenant	Parking Type:	Surface
Total Number of Buildings:	1	Passenger Elevators:	0
Year Built:	2017	Freight Elevators:	0

Land Related

Zoning Description:	B2
Water Service:	Municipal
Sewer Type:	Municipal

Location

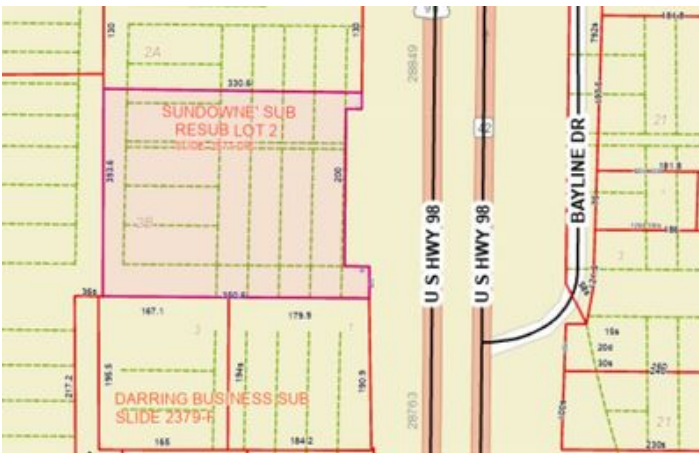
Address: 28791 US-98, Daphne, AL 36526
 County: Baldwin
 MSA: Daphne-Fairhope-Foley



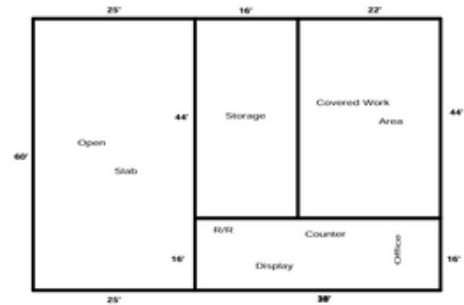
Property Images



Screenshot 2024-02-05 143823

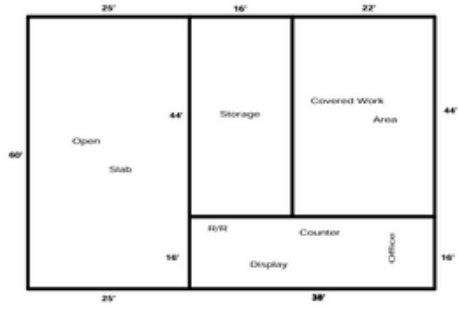


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SUMMARY	SQ. FT. AREA	PERIMETER	AREA CALCULATION DETAILS
Site Improvements	958	132	
Covered Work Area	808	108	
Office Area	1300	170	
Open Slab	1500	120	
Storage	704	120	

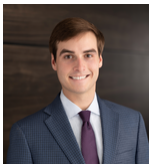
28791 Floor plan



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Site Improvements	868	132	
Covered Work Area	608	108	
Office Area	1500	170	
Open Slab	704	120	
Storage			

28791 Floor plan

Property Contacts



Manning Courtney

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Joe Courtney

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