



## 350 Dauphin St

350 Dauphin Street Mobile, AL 36602



### Hunter Adams

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# 350 Dauphin St

\$19.00 /SF/YR

Prime Downtown Restaurant Space – 350 Dauphin St, Mobile, AL

Located in the heart of downtown Mobile, this 5,200 SF property offers a turnkey restaurant setup with incredible versatility for a variety of uses. Formerly a successful restaurant, the space features brand new bathrooms, a new roof, updated AC and electrical systems, and a fully serviced commercial refrigerator and hood. A large, high-quality smoker adds a unique culinary touch. With its prime location and modern upgrades, this space is ready for your next venture....

- Building has an open floor plan
- Great light and is conducive to many uses.
- Corner Building
- Smoker / BBQ Pit
- Foot Traffic



Rental Rate:	\$19.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	5,200 SF
Year Built:	1900
Walk Score ®:	80 (Very Walkable)
Rental Rate Mo:	\$1.58 /SF/MO

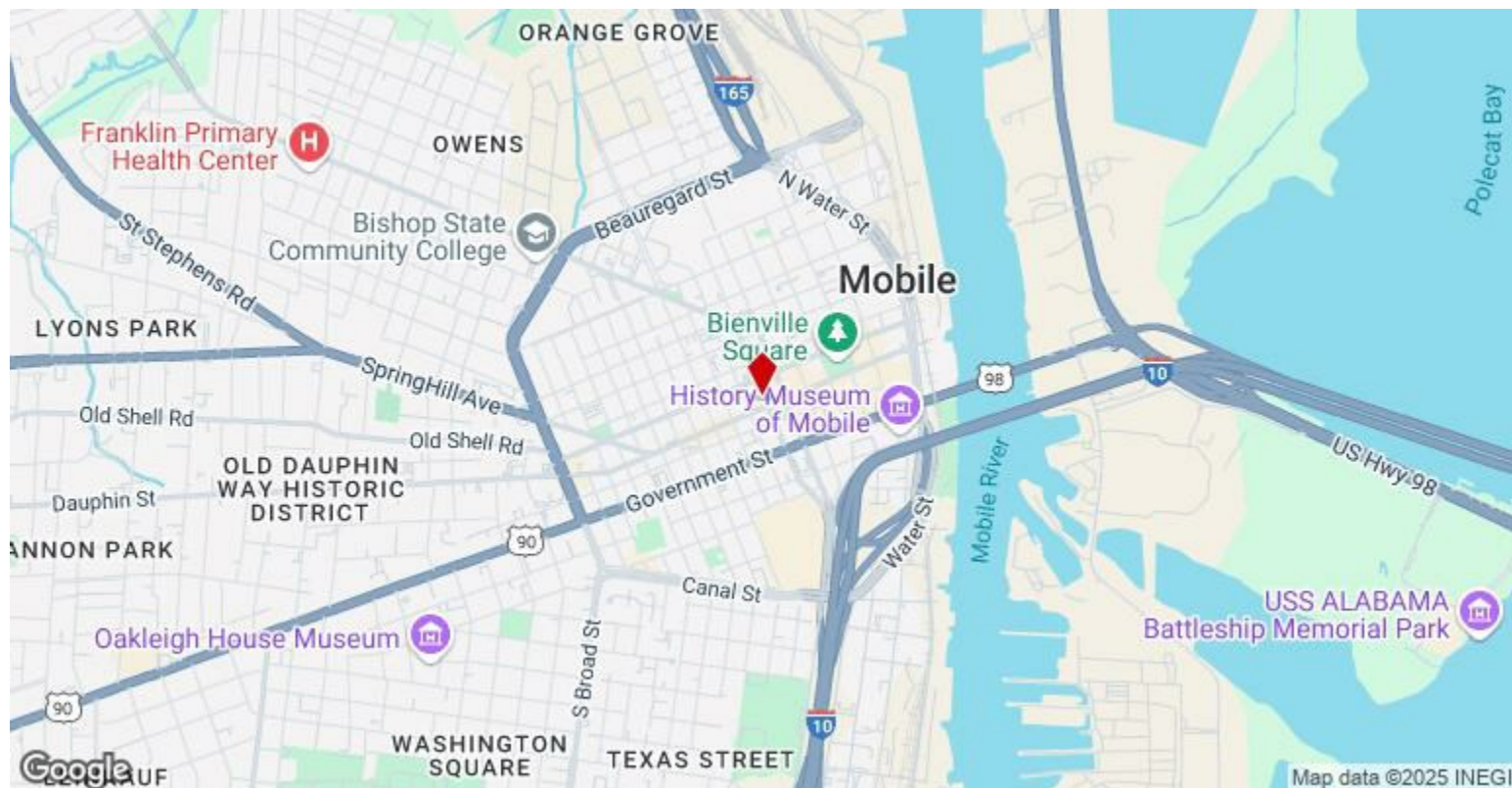
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1st Floor

Space Available	5,200 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	For Lease
Space Use	Office/Retail
Lease Term	2+ Years

350 Dauphin Street has undergone extensive repairs and cleaning and is on the market for the first time in years. There is 5,200 sq/ft of space for lease. It has an open floor plan with great light and is conducive to many uses.





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## Property Photos



Back of Dining Area



Large Smoker / BBQ Pit



## Property Photos



Kitchen Window to Dining



Hutch / Smoker Accessories



## Property Photos





## Property Photos





## Property Photos





## Property Photos



350 Dauphin at Night



350 Dauphin Street at Day



## Property Photos



350 Dauphin in Downtown