



## 7 N Royal St

7 N Royal St, Mobile, AL 36602



*A Berkshire Hathaway Affiliate*



### Kym Trest

Roberts Brothers, Inc.

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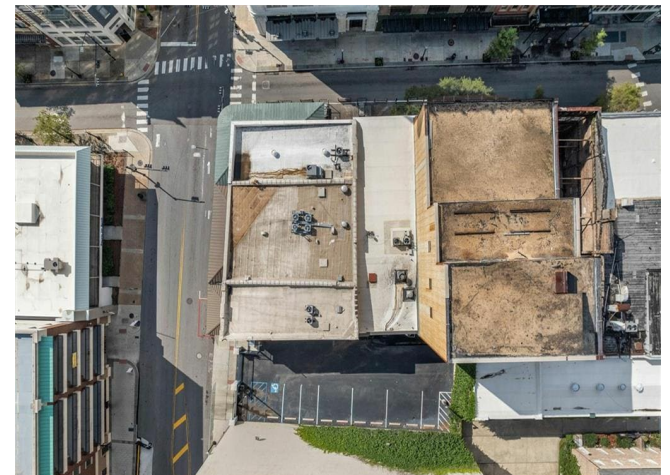


## 7 N Royal St

\$1,249,000

This Old Mobile heritage property is full of character and has been totally renovated into Class A recording studio along with top-of-the-line office space upstairs and an additional +open space downstairs with a separate exit. This rare find is located in the central business district of Mobile. The property offers a full kitchen, a full bathroom plus 2 half baths, easily you could convert the upstairs and live where you work. This property is situated close to the courthouse, cruise terminal, Bienville Square, The Battle House Hotel and Spa and downtown nightlife and is a major downtown street. During Mardi Gras the parades come right in front of the building. With a balcony that spans the entire top floor, the convenience and character make this one of the rare finds in downtown Mobile. At this time, we are allowing tours of this property. Also, we will be happy to provide you with a VIDEO Buyer responsible for verifying all measurements...

- This property is situated close to the courthouse, cruise terminal, Bienville Square, The Battle House Hotel and Spa and downtown nightlife
- Road frontage on N Royal St



Price:	\$1,249,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.05 AC
Gross Building Area:	2,962 SF
Rentable Building Area:	2,962 SF
No. Stories:	2
Year Built:	1902
Tenancy:	Single
Zoning Description:	B2
APN / Parcel ID:	29-06-40-0-002-200
Walk Score ®:	73 (Very Walkable)

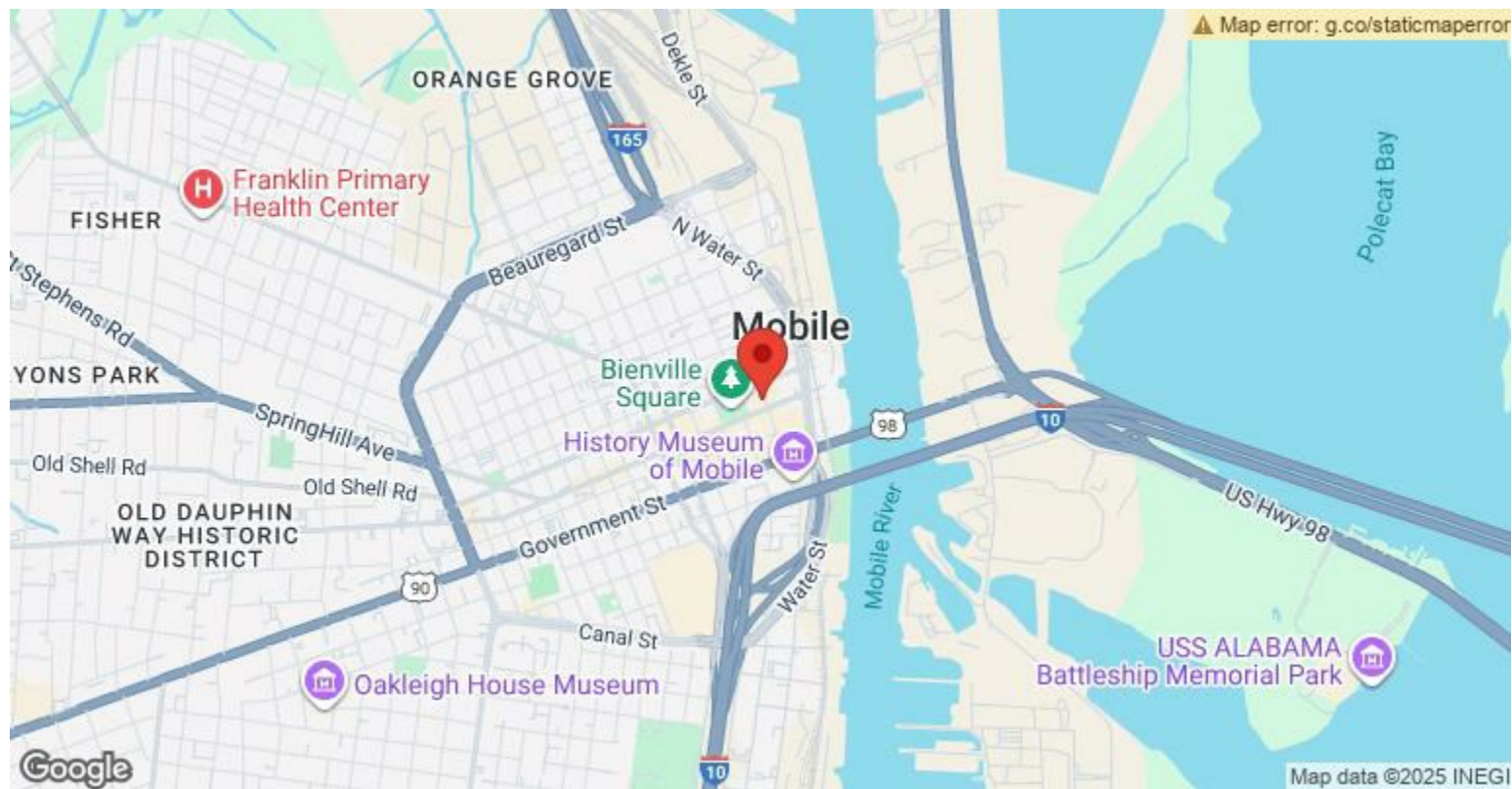
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Mason Real Estate	-	





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## Property Photos





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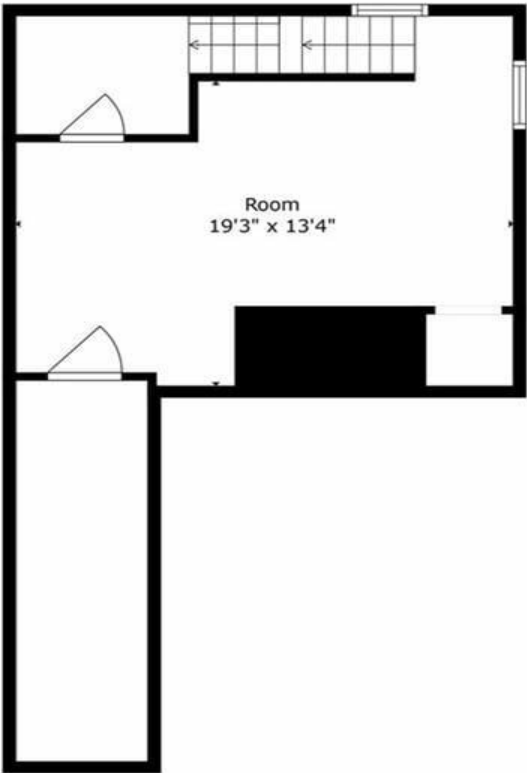
## Property Photos



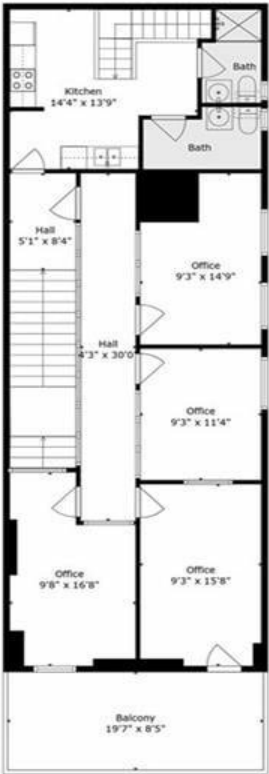
Sizes And Dimensions Are Approximate



Property Photos



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Sizes And Dimensions Are Approximate





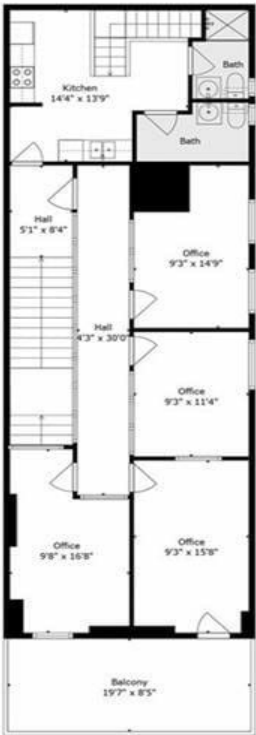
Property Photos



Floor 1



Floor 2



Floor 3

Sizes And Dimensions Are Approximate

