

**VALLAS
REALTY, INC.**

FOR SALE

Magnolia Springs Pharmacy & Gifts

12547 County Road 49 | Foley, AL 36535

4,750 SF

0.91 AC

\$950,000

Main Building

Total Parcel

Asking Price

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Aerial View – 12547 County Road 49, Foley, AL

Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

PROPERTY DETAILS

ADDRESS

**12547 County Road 49
Foley, AL 36535**

MAIN BUILDING

4,750 SF

RENTAL HOUSE

1,637 SF

TOTAL PARCEL

0.91 Acres

ASKING PRICE

\$950,000

NOI (EST.)

\$30,564

DRIVE-THRU

Yes – Pharmacy

1 Established Anchor Tenant

Magnolia Springs Pharmacy & Gifts occupies 2,400 SF and brings strong community goodwill and foot traffic as a long-standing local institution.

2 Drive-Thru Pharmacy

Rare amenity for a small-market property — the drive-thru window adds convenience and a competitive advantage for the pharmacy tenant.

3 Multiple Income Streams

Seven income sources on one parcel — 5 office suites, 1 upstairs apartment, and 1 residential rental home — diversify revenue and reduce risk.

4 Ideal for Owner-Occupant

A business owner can occupy the pharmacy suite or any office space while leasing the remaining units, effectively offsetting occupancy costs.

5 Sale / Leaseback Option

Current ownership may consider a sale/leaseback arrangement, providing a buyer with immediate, stable income from day one.

6 Value-Add Potential

Short-term office leases provide flexibility to re-tenant at market rates or reposition the space for higher-value uses over time.

**Rent roll available upon request.*

\$5,050/mo

Monthly Gross Income

\$60,600/yr

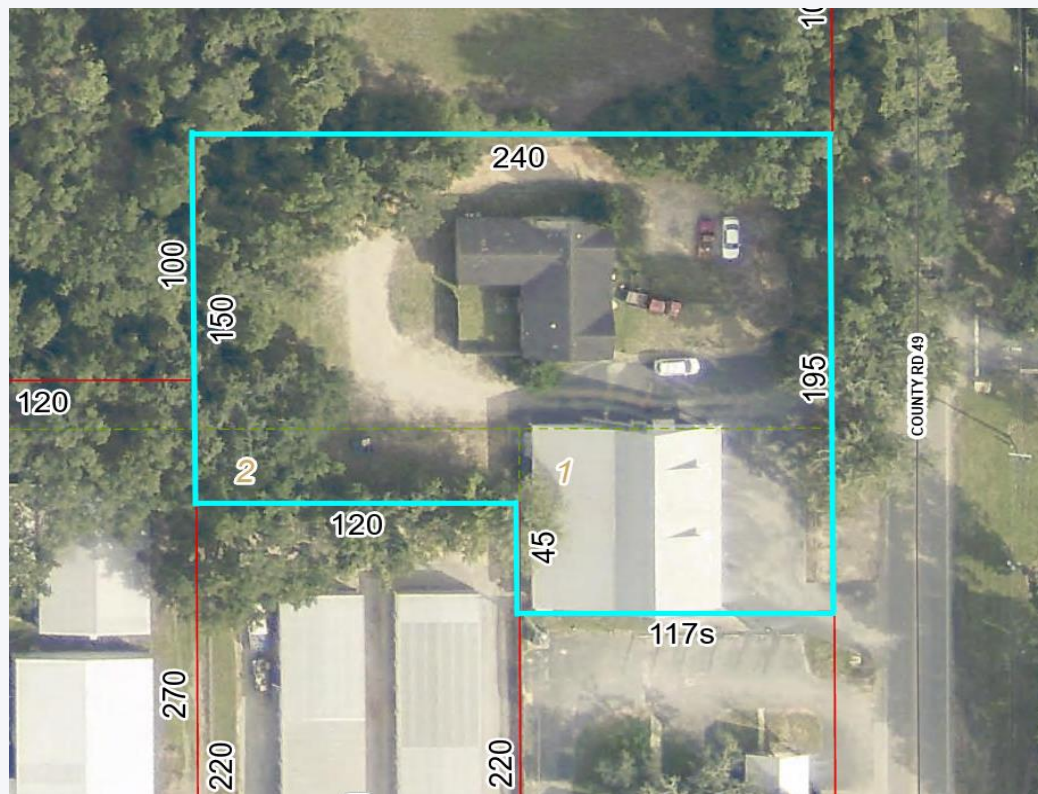
Annual Gross Income

\$30,564

Est. Net Operating Income

7 Units

Income Sources



Aerial – Foley, AL (County Rd 49 & Hwy 98)

LOCATION NOTES

- Fronts County Road 49 (Hwy 49) just off Hwy 98 intersection
- Established commercial node with United Bank nearby
- Magnolia Springs community – strong local customer base
- Easy access, ample parking, and drive-thru lane
- Rental home included on same 0.91-acre parcel

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Rental Home & Financial Summary



Included Rental Home – 1,637 SF (Same Parcel)

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FINANCIAL SUMMARY

INCOME

Office Suites (5 units)	\$1,750/mo	\$21,000/yr
Upstairs Apartment	\$1,400/mo	\$16,800/yr
Rental Home	\$1,900/mo	\$22,800/yr
Gross Total	\$5,050/mo	\$60,600/yr

EXPENSES (ANNUAL EST.)

Utilities (Pharmacy + Home)	\$9,248
Insurance	\$15,000
Property Taxes (2025)	\$5,788
Total Expenses	\$30,036

Net Operating Income (Est.)

\$30,564