

SUMMARY

FLOOR PLAN

AERIAL

PHOTOS

FOR SALE OR LEASE

PROPERTY OVERVIEW

This beautiful free-standing building is located on the corner of Old Shell Rd. and N. Carlen St. It has served as a pediatric office in midtown Mobile for several years, and is well-suited for a medical practice or other professional office uses. The layout includes a large waiting room, reception area for up to three staff members, several exam rooms and offices, with a lab area, conference room, break area, and a large parking area.

The two-story building has approximately 6,042 SF of heated and cooled space, with room for storage or expansion (total building size is 7,956 SF +/-). Partial installation of an elevator has been started. This property is available for sale at \$799,000 "as is", with owners willing to complete the installation of the elevator at a sales price of \$899,000. The property can be leased for \$14.00 - \$16.50/p.s.f./annually NNN.

The current tenant will vacate the premises on or around August 31, 2025. Call Jill Meeks to schedule a tour of this facility.

AVAILABLE

- 6,042 SF

NEARBY LANDMARKS

- Mobile Infirmiry Health Hospital
- USA Health Children's & Women's Hospital
- Murphy High School
- Trinity Episcopal Church

AREA INFO

- Located on high-traffic Old Shell Road with excellent visibility and access
- Close to major medical centers: USA Health Children's & Women's Hospital and Springhill Medical Center
- Near schools, colleges, and professional offices, supporting a strong patient base
- Just minutes from downtown Mobile and I-65 for convenient regional access

NEARBY RETAILERS

- Pure Barre
- Wells Fargo
- Dunkin' Donuts
- Jimmy John's
- Walgreens
- Bragg-Mitchell Mansion



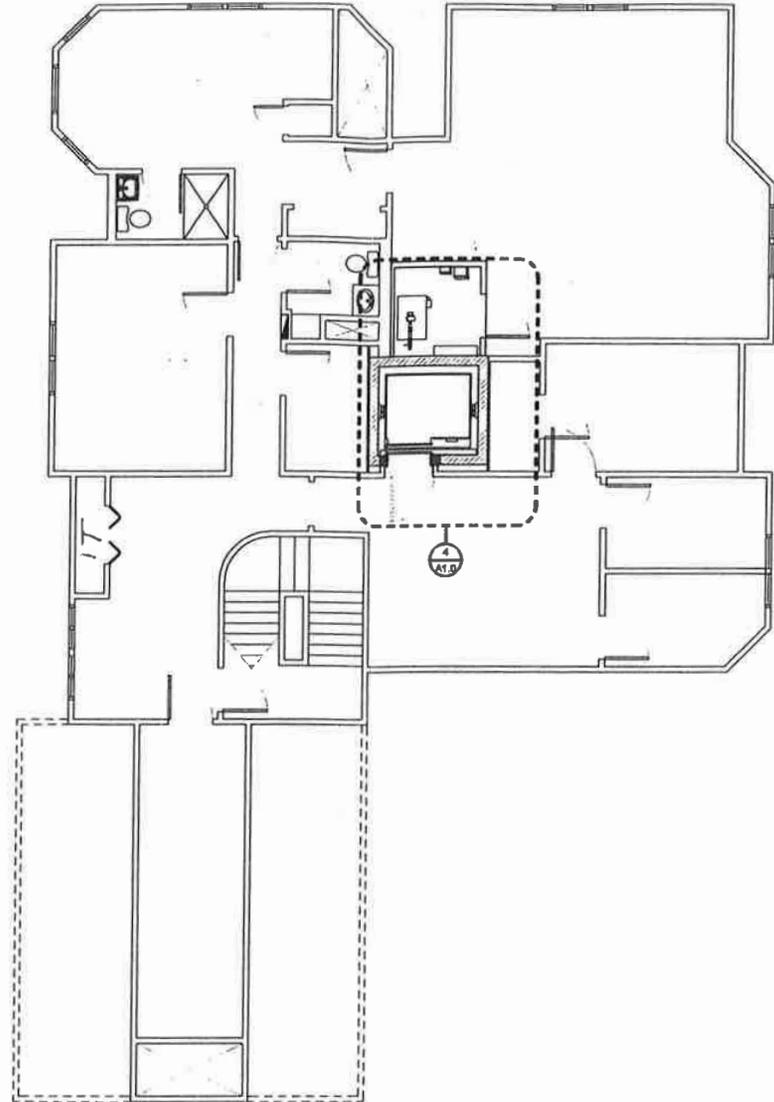
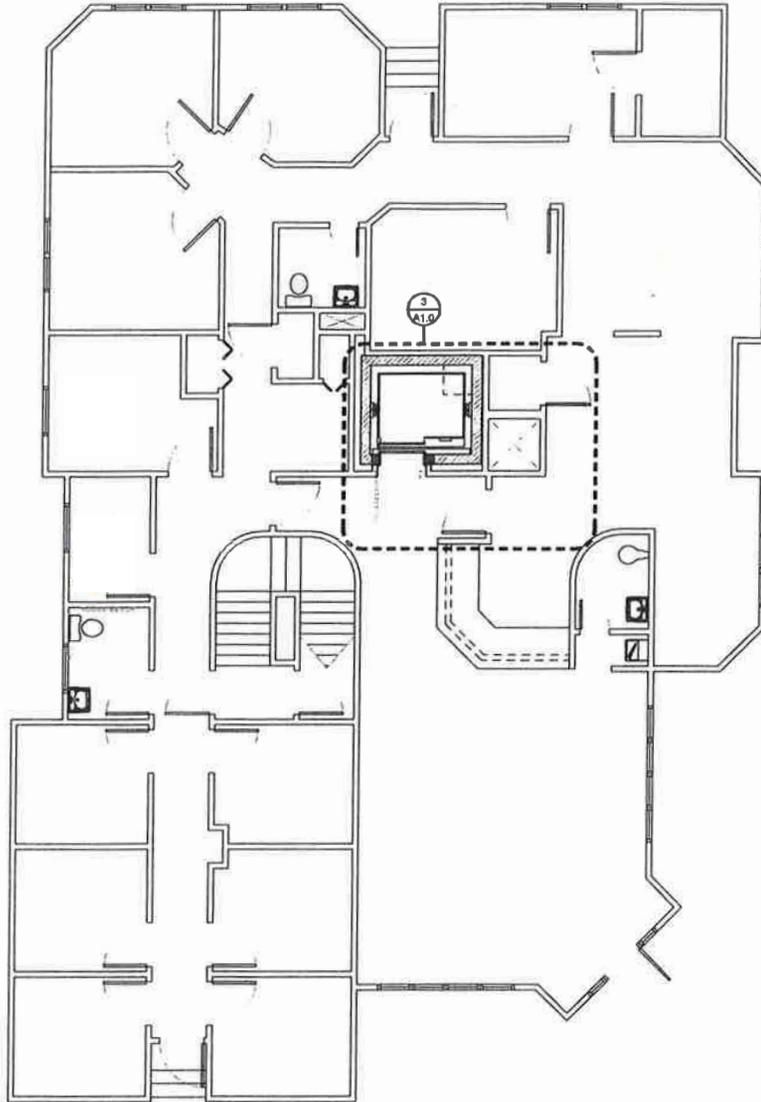
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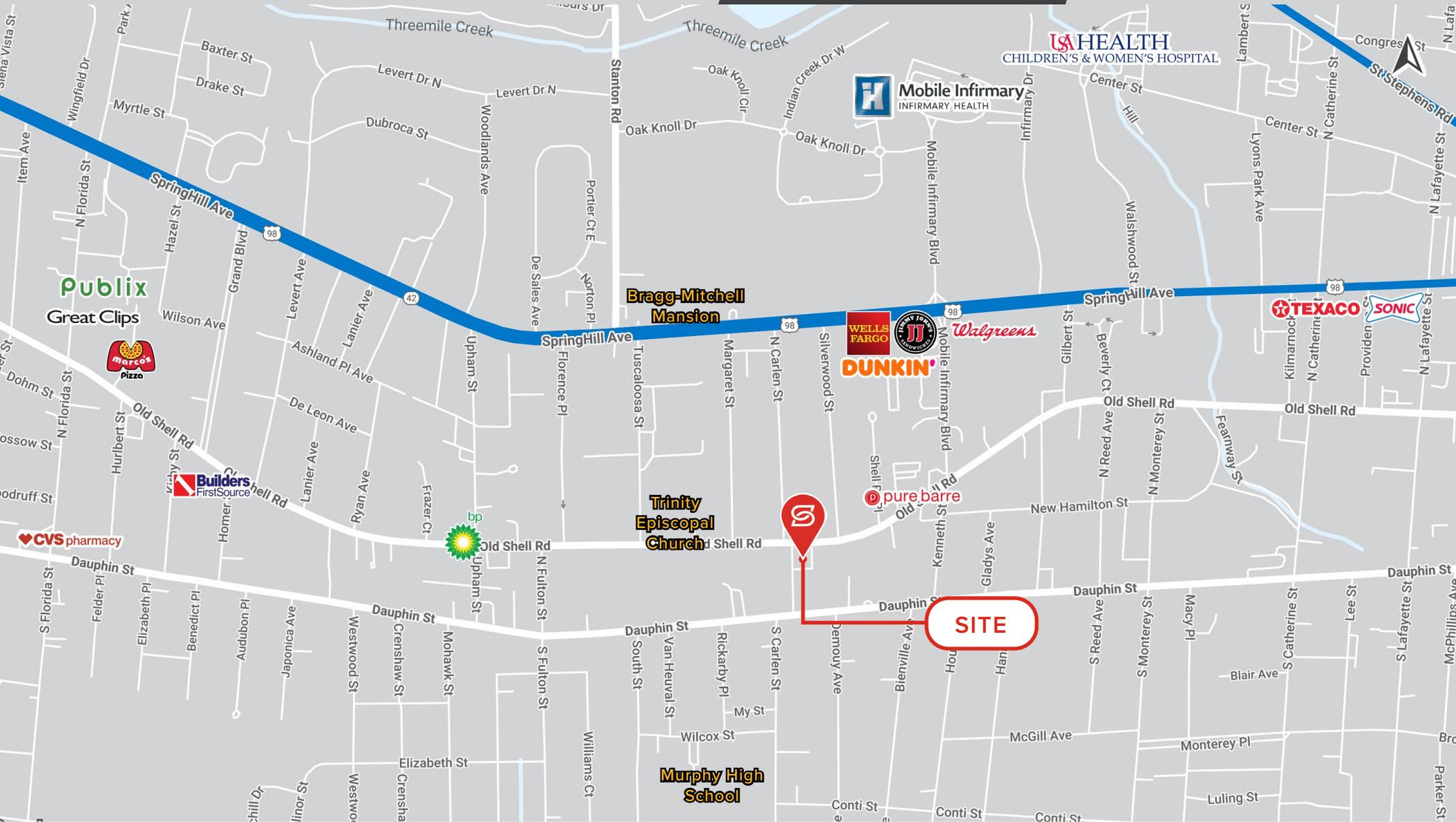


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PARKING LOT



WAITING AREA



RECEPTION AREA