

FOR SALE

- 📍 2694, 2750, 2754 & 2756 Brookley Avenue
- 📍 Vacant Lot Fronting Brookley Avenue & the Vacant Lot at 2752 Mauvilla Drive

MCR

PRICE REDUCED



PROPERTY OVERVIEW

Excellent value add office-warehouse opportunity in Mobile, Alabama with easy access to I-65 and I-10 and a tenant in 25,000± SF with a proven track record.



LOCATION

2694, 2750, 2754 &
2756 Brookley Avenue
Mobile, Alabama 36606

Connected Vacant Lots

Fronting Brookley Avenue
& 2752 Mauvilla Drive



SITE SIZE

Including Vacant Lots
3.08± Acres



BUILDING SIZE

62,000± SF



FRONT SPACE

25,000± SF

Leased to The Parts House
DBA Southern Distributors

Original Lease Date 12-11-13,
Extended through 2-28-29

Current Annual Rent =
\$122,304 with 3% Annual
Escalations

Additional Lease Information
Available Upon Request



REAR SPACE

37,000± SF
Currently Vacant



ZONING

B2 Neighborhood
Business



PRICE REDUCED

~~\$2,115,000~~ \$1,475,000
Now \$24 PSF

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ADDITIONAL PHOTOS



AREA MAP

