

FOR SALE

3,200 SF OFFICE/RETAIL BUILDING

3759 Government Blvd. | Mobile, AL

REDUCED PRICE



Brandon Broadus, CCIM
251.288.7786 | bbroadus@cre-mobile.com



**CRE
MOBILE**
CRE-MOBILE.COM



PROPERTY DESCRIPTION



SIZE

3,200 SF office/retail freestanding building



LAYOUT

Large showroom, reception, kitchen, 4 offices and 3 restrooms



ZONE

B-3



INVESTMENT

Perfect for direct user or investor; currently occupied by Two Men & a Truck



YARD

Fenced yard in rear of property with ample parking in front and side



PRICE

\$500,000 \$525,000

LOCATION ADVANTAGES



Central Location

Perfectly located for a multitude of purposes.



Proximity to Major Roads

Direct access and visibility to Government Blvd (Hwy 90) with easy access to I-65 and I-10.





DEMOGRAPHICS

2023	1-MILE	3-MILE	5-MILE
POPULATION	4,422	58,195	147,527
HOUSEHOLDS	1,899	24,734	62,414
AVG. INCOME	\$85,065	\$67,711	\$76,181

Source: ESRI, 2024

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATION ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.