FOR SALE 3,200 SF OFFICE/RETAIL BUILDING

3759 Government Blvd. | Mobile, AL

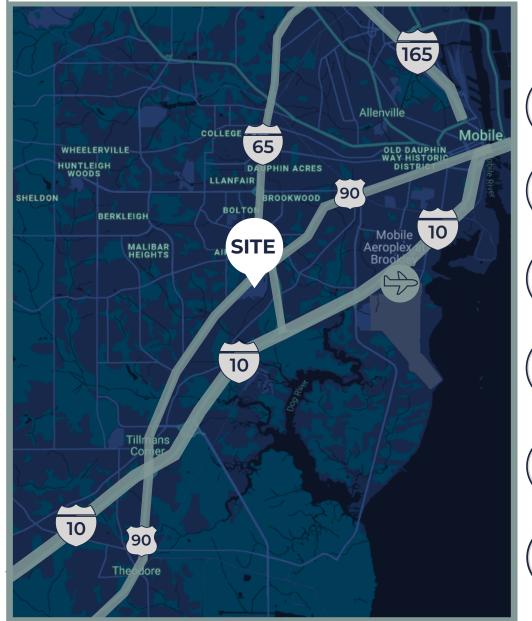


Brandon Broadus, CCIM 251.288.7786 | bbroadus@cre-mobile.com



FOR SALE 3759 Government Blvd. | Mobile, AL





PROPERTY DESCRIPTION

3,200 SF office/retail freestanding building

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



ZONE



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.

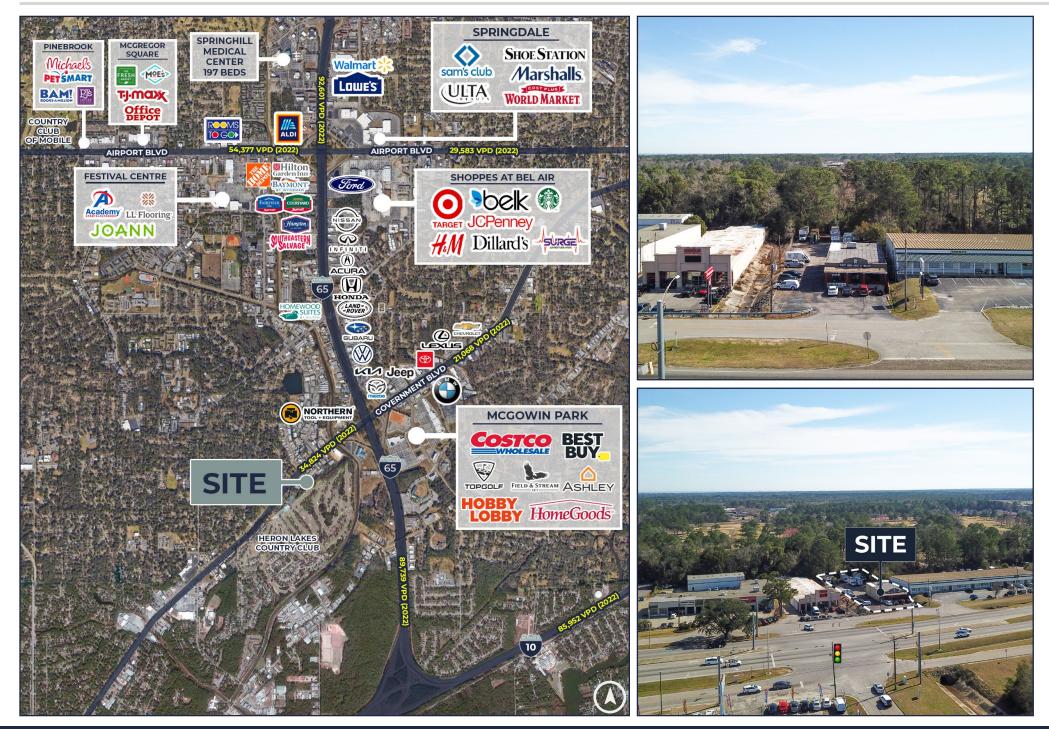


Proximity to Major Roads

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

FOR SALE 3759 Government Blvd. | Mobile, AL









(in f

0



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

ILE		
527		
414		
,181		and the second

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 PRICI 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.

cre-mobile.com | 251.438.4312