

OFFICE BUILDING FOR SALE



1045 Downtowner Blvd

1045 DOWNTOWNER BLVD, MOBILE, AL 36609

DAVID MILSTEAD

Managing Senior Director
D. 251.458.8202
dmilstead@gobellator.com



BELLATOR COMMERCIAL

251.928.0031 // BELLATORCOMMERCIAL.COM.
29891 WOODROW LN. DAPHNE, AL 36527

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PRESENTED BY

David Milstead, Managing Senior Director

1045 DOWNTOWNER BLVD

PROPERTY INFORMATION



Office Building For Sale

1045 DOWNTOWNER BLVD, MOBILE, AL 36609



Sale Price **\$3,733,000**

OFFERING SUMMARY

Building Size:	20,572 SF
Available SF:	0
Lot Size:	2.32 Acres
Number of Units:	1
Price / SF:	\$181.46
Cap Rate:	7.25%
NOI:	\$270,608
Year Built:	2010
Zoning:	B2
Market:	Mobile
Submarket:	Midtown

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 1045 Downtowner Blvd, Mobile, AL, 36609. This impressive 20,572 SF office/warehouse, built in 2010, sits on a B2-zoned lot and is fully occupied. This property is ideal for an Office Warehouse investor looking for a reliable income stream. The single tenant (Dex Imaging, LLC) has a strong credit rating and a remaining term of 7 years underscores the property's appeal and investment potential.

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**LOCATION DESCRIPTION**

Located in the Midtown submarket of Mobile, AL, the property at 1045 Downtowner Blvd benefits from its proximity to a dynamic business environment and a thriving local community. The Midtown Subbmarket is home to a diverse range of businesses,, making it an ideal location for office space investment. Being close to Airport Blvd provides ample opportunities for dining and entertainment, perfect for after-work socializing. With its strategic location 5 minutes away from I-65 and 8 minutes from I-10, the area offers an attractive proposition for many businesses in the Mobile market.

SITE DESCRIPTION

2.3297 acres, flat and irregular shaped, public utilities, zoned B2 (Neighborhood Business in the City of Mobile).
Zone X flood plain (outside of the 500yr. flood plain).

EXTERIOR DESCRIPTION

The property is a 20,572 SF single tenant-occupied office-warehouse. The building was built-to-suit for the existing tenant. The warehouse has an eave height of 18.4' sloping up to 19'6" and includes one 12' x 14' drive-in door. The structure is steel with an EIFS exterior.

INTERIOR DESCRIPTION

The office space features a large lobby leading to a glass demo/conference room, two conference rooms, large break room, six executive offices with two open bullpen work areas with cubicles two inventory/set up areas, a break room, and two (7)-fixture restrooms, .high ceilings (9'4"), , and features (59%) finished office space and (41%) warehouse. The set up lab areas are air conditioned and have tile floors and 18' clear ceilings.

CONSTRUCTION DESCRIPTION

Steel Framing with EIFS exterior, Metal Roof, Metal and glass doors, windows with double paned glass. Concrete slab with Curb. sidewalks, and gutters.

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Warehouse
Zoning	B2
Lot Size	2.32 Acres
APN #	2807264000008002
Lot Frontage	331.64 ft
Lot Depth	406 ft
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	4.9
Number of Parking Spaces	101

LOCATION INFORMATION

Building Name	1045 Downtowner Blvd
Street Address	1045 Downtowner Blvd
City, State, Zip	Mobile, AL 36609
County	Mobile
Market	Mobile
Sub-market	Midtown
Cross-Streets	Airport Blvd and Michael Blvd
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-65
Nearest Airport	Mobile Airport



Office Building For Sale

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**BUILDING INFORMATION**

NOI	\$270,608.00
Cap Rate	7.25%
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	18.4 ft
Minimum Ceiling Height	9.4 ft
Number of Floors	1
Average Floor Size	20,572 SF
Year Built	2010
Gross Leasable Area	20,572 SF
Load Factor	0.0
Construction Status	Existing
Framing	steel
Condition	Good
Roof	metal
Free Standing	Yes
Number of Buildings	1
Walls	sheetrock
Ceilings	Tiles -Dropped ceiling
Floor Coverings	VCT tile, ceramic tile and Carpet
Foundation	concrete
Office Buildout	51%

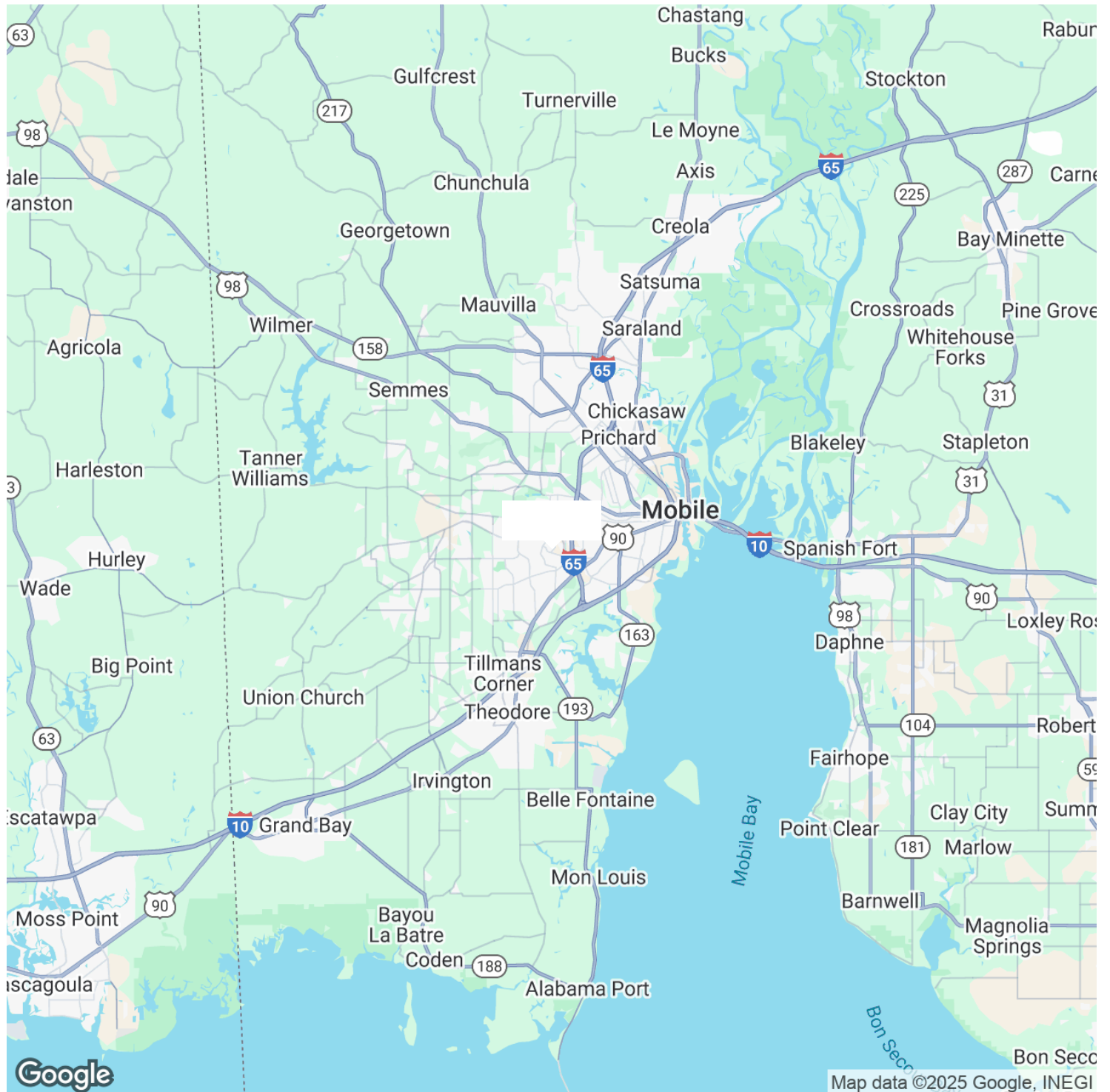
1045 DOWNTOWNER BLVD

LOCATION INFORMATION

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Office Building For Sale

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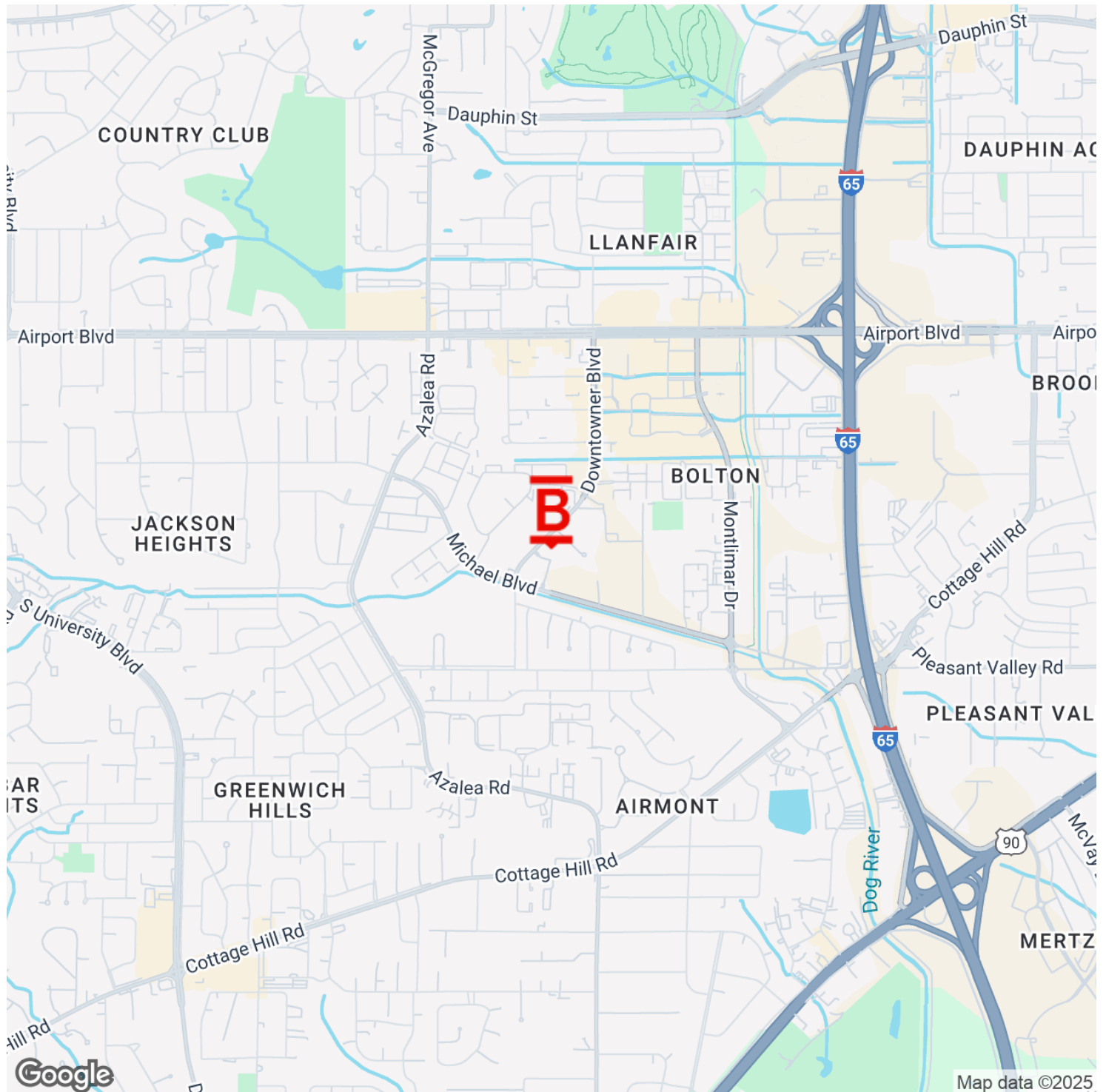
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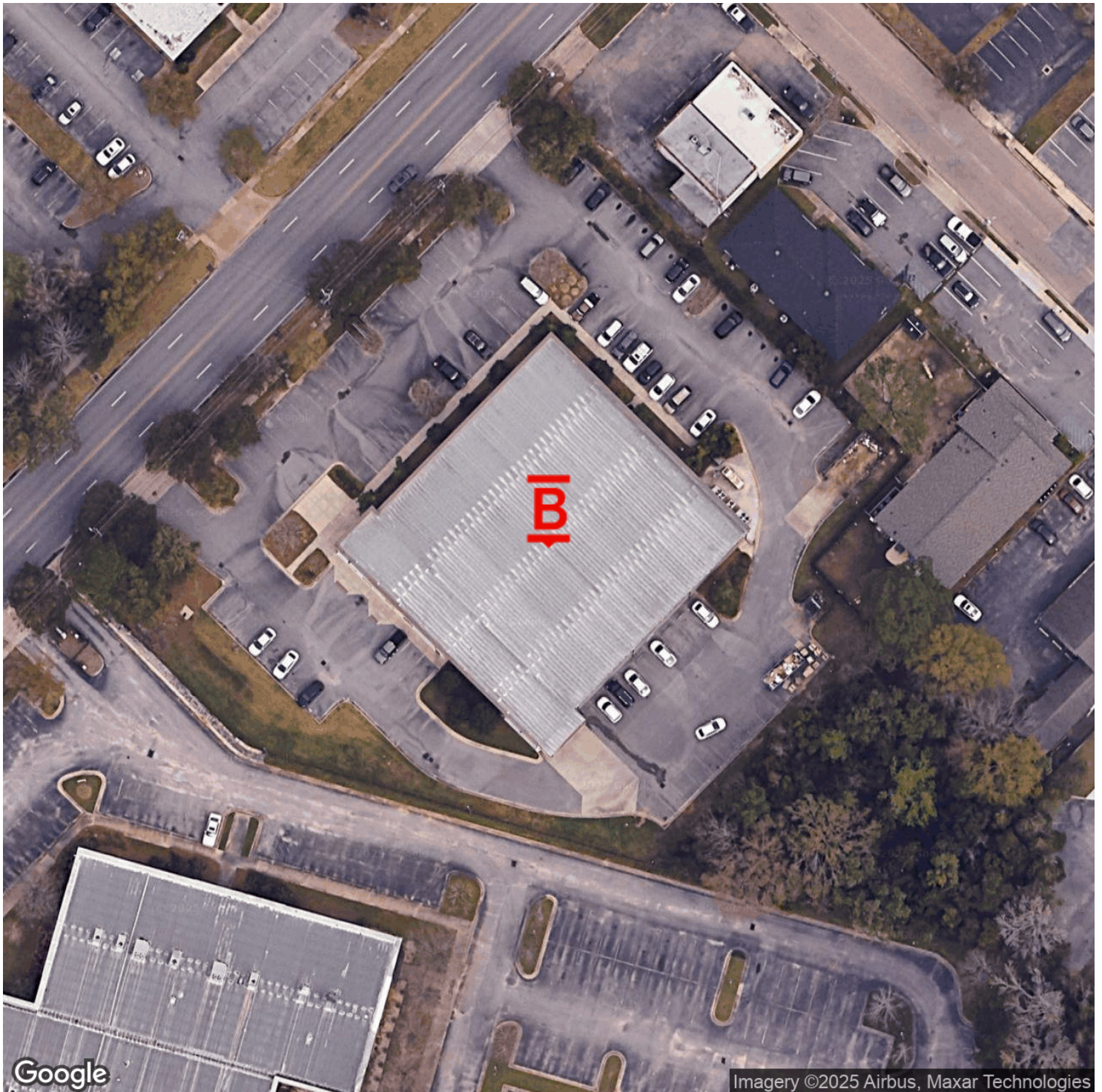


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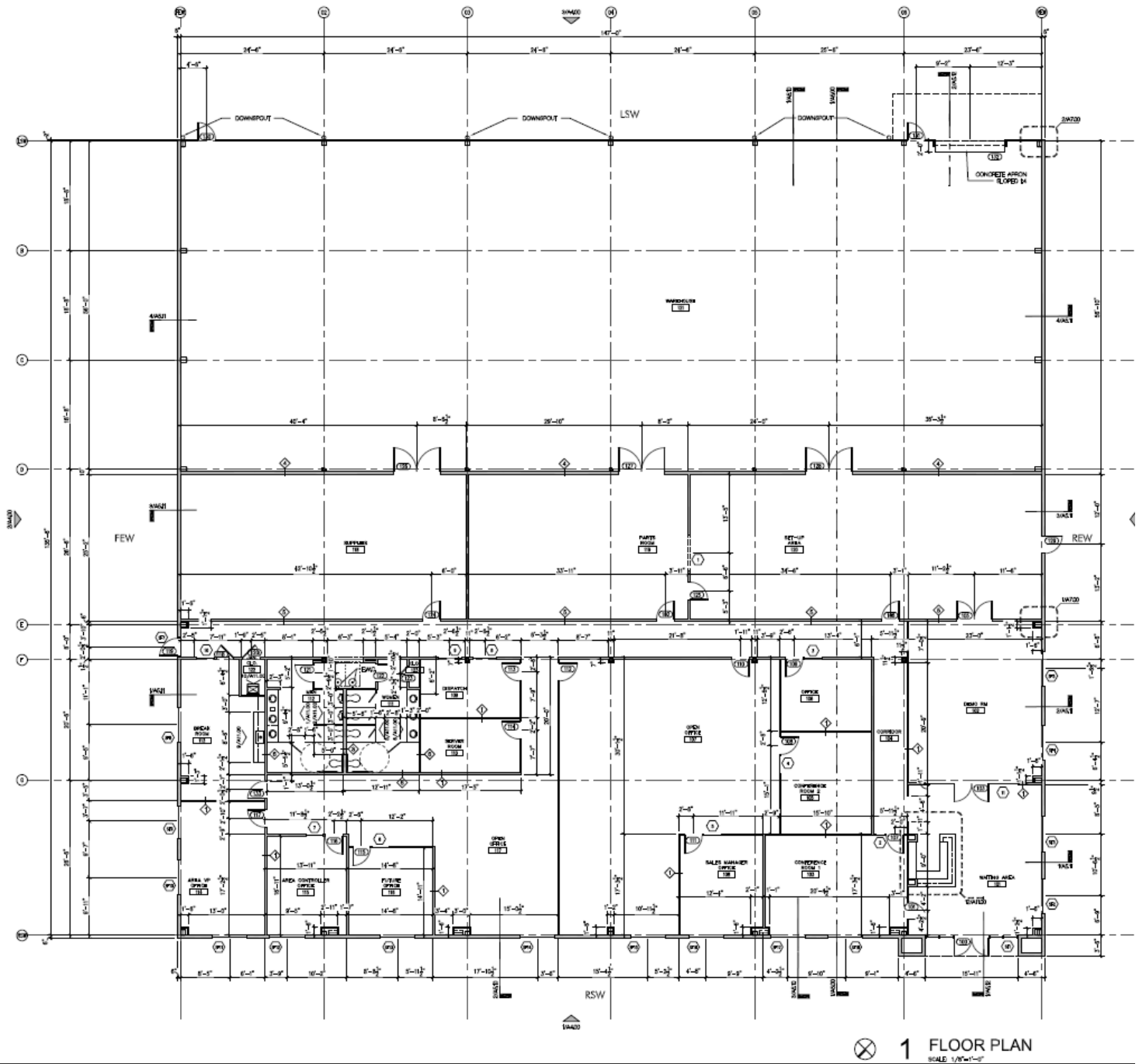
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Office Building For Sale

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1045 DOWNTOWNER BLVD

FINANCIAL ANALYSIS

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Office Building For Sale

1045 DOWNTOWNER BLVD, MOBILE, AL 36609

INVESTMENT OVERVIEW		1045 DOWNTOWNER BLVD
Price		\$3,733,000
Price per SF		\$181
Price per Unit		\$3,733,000
CAP Rate		7.25%
OPERATING DATA		1045 DOWNTOWNER BLVD
Net Operating Income		\$270,608



Office Building For Sale

1045 DOWNTOWNER BLVD, MOBILE, AL 36609

INCOME SUMMARY**1045 DOWNTOWNER BLVD****GROSS INCOME****\$0****EXPENSES SUMMARY****1045 DOWNTOWNER BLVD****OPERATING EXPENSES****\$0****NET OPERATING INCOME****\$270,608**

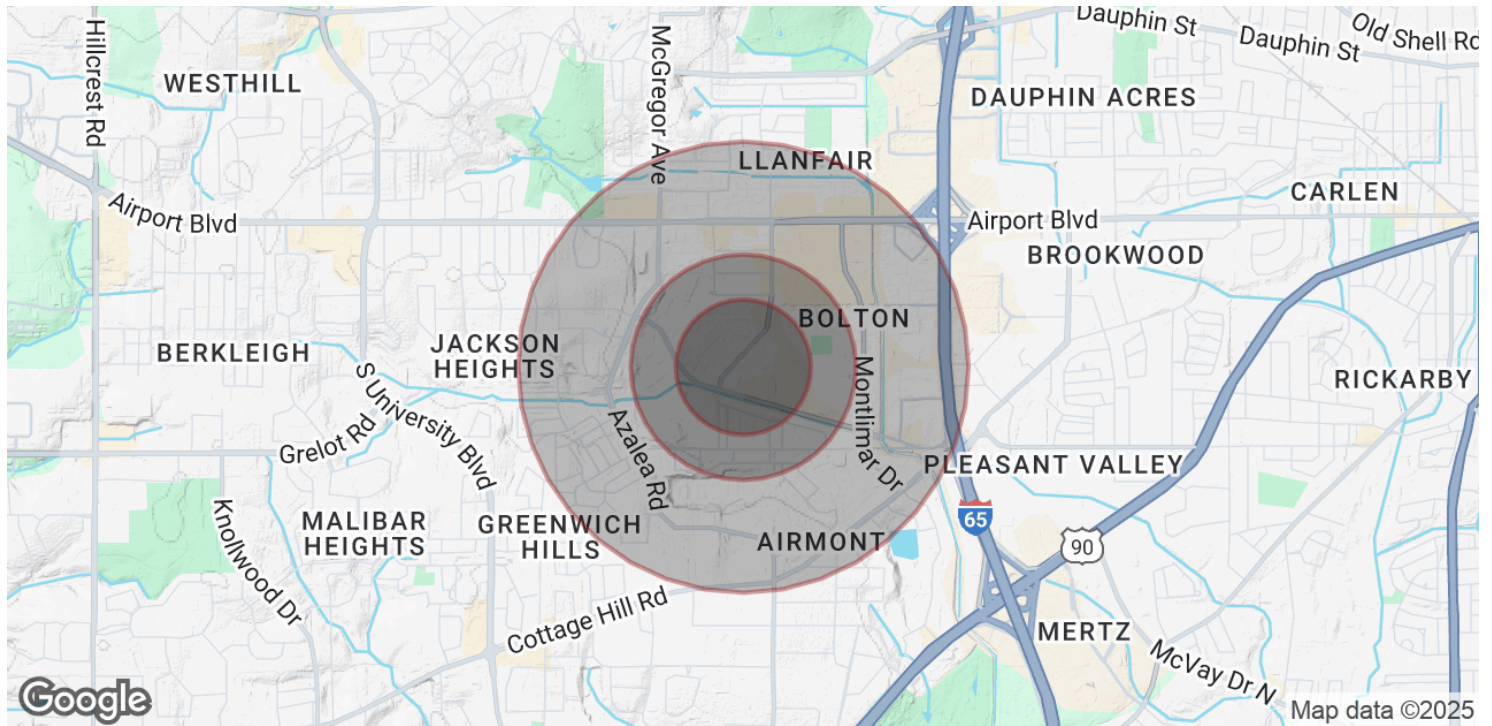
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DEMOGRAPHICS

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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	1,621	3,998	11,398
Average Age	32	33	35
Average Age (Male)	31	32	34
Average Age (Female)	32	33	36

HOUSEHOLDS & INCOME**0.3 MILES****0.5 MILES****1 MILE**

Total Households	762	1,891	5,263
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$55,527	\$51,822	\$54,309
Average House Value	\$181,201	\$225,721	\$242,937

Demographics data derived from AlphaMap