



PROPERTY INFO

12574 COUNTY ROAD 87 ELBERTA AL

SUMMARY

Expansive 49-acre property, strategically zoned M1 for light industrial use. Ideally suited for a variety of industrial and commercial applications, this property is equipped with two robust metal shops and a versatile modular office, providing immediate functionality for your business operations. The two metal shops house 3 private businesses with over \$95,000 a year in rents.

LOT SUMMARY

5 Divided lots, with ingress and egress onto Co Rd 87. All structures lie on lot 5 at what would be considered a main entrance. All lots have sewer taps/tap fees paid.

LOCATION

Located 4.1 miles from Foley Beach Express on US 98 W and 0.5 miles off County Road 87

ZONING- M1

The following general industrial uses: extraction or removal of natural resources on or under land. (b) Light industrial uses (c) Transportation, communication, and utility uses except landfills and sewer treatment plants (d) Outdoor recreation uses. (e) Marine recreation uses (f) General commercial uses except racetracks. (g) Local commercial uses. (h) Professional service and office uses. (i) Institutional uses. (j) Agricultural uses. (k) Accessory structures and uses.

BALDWIN COUNTY ZONING

CONVEYANCES

- Metal Building 1, Metal Building 2 & Modular Office Building
- 10 x 20 storage container
- 20,000 lb boat lift
- Kitchen appliances
- Washing Machines

NON CONVEYANCES

- Assorted boats, trailers , recreational vehicles, business tools, farm or grading equipment in the lay yard.
- Oil and fuel tank

AT A GLANCE

Building 1

- 1440 sqft Modular Office
- ADA Approved
- Heated and Cooled

Building 2

- 5976 sqft total
- 2880 sqft heated and cooled
- 2520 sqft not heated and cooled
- Could be doubled in size

Building 3

- 2850 sqft total
- 450 sqft heated and cooled
- 1800 sqft not heated and cooled
- Has Upstairs

LOT DETAIL

Lot 1 \$495,000

- 22.4 acres
- Frontage 278' CR 87/ 1250' BRUHN

Lot 2 \$219,000

- 200' x 650
- Frontage 200' CR 87

Lot 3 \$195,000

- 200' x 650
- Frontage 200' CR 87

Lot 4 \$229,000

- 200' x 650
- Frontage 200' CR 87

Lot 5 \$1,375,000

- 5.57 acres
- Frontage 326' CR 87 / 326' BRUHN



CYNTHIA  HUGHES

C: 615-457-7400

E: BigBeachProperty@Gmail.com