

FOR SALE

PRICING

- \$412,000

ZONING

- B-2

TENANCY

- Ready for Occupancy

BUILDING INFO

- Building Size: 3,154 SF
- Acreage: 0.27
- Year Built: 1996
- 2 Tenant Suites
- Buildings: 1
- Stories: 1

INVESTMENT HIGHLIGHTS

Fantastic opportunity to own an investment-grade, freestanding office building in thriving West Mobile, Alabama, located within the highly desirable Piccadilly Square Office Park. Ideally positioned on a through street with convenient access to both Airport Boulevard and Hillcrest Road, this property offers the perfect blend of office and retail amenities. A 34,000-square-foot shopping center anchors the development and features popular dining options, coffee shops, and retail services—all within walking distance—providing exceptional convenience for both tenants and visitors.

Surrounded by mature trees, the property offers a peaceful, professional setting and ample on-site parking. With two separate suites, this is an excellent opportunity for an owner-occupant to use one side while generating income from the other.



KEY FEATURES

Contact us today for more information or to schedule a private tour.



Prime West Mobile Location in a popular, easily accessible office park with nearby retail conveniences



Strong Surrounding Businesses and excellent accessibility attract a diverse customer base



Average Household Income: Approximately \$92,000 annually within a two-mile radius



Ample Parking and a serene, park-like setting with mature landscaping



Ideal Owner-Occupant Opportunity: Occupy one suite and lease the other for additional income

