

# FOR SALE

## Office/Warehouse/Shop



Adam J. Metcalfe, SIOR

Post Office Box 2903, Mobile, AL 36652

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Location: 2105 Vivian Drive  
Mobile, AL  
Just west of University & Cottage Hill Rd.

Building:  
Type: Pre-engineered steel  
w/marble chip EIFS façade  
Year Built: 1987  
Size: 4,567± sf total  
3,442± sf first floor (all heated and cooled)  
1,125± sf second floor (heated and cooled)

Features: Conditioned shop/storage/studio with 15' ceiling  
10' x 10' roll-up door

Eave Height: 18'±

Land: 73' ± x 173'±

Parking: Front and rear

Zoning: B-2, Neighborhood Business  
City of Mobile

Price: ~~\$299,000~~  
**REDUCED: \$269,000**



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