

## FOR SALE

### PROPERTY SUMMARY

Sitting on the "Gateway to Dauphin Island," located just south of Laurendine Road on Dauphin Island Parkway, this great bar location offers 165' ± of frontage, ample parking, and outside seating. Interior has long bar, pool area, small sound stage, office (behind bar), and locking liquor storage. Property is on a septic system. Original building of approximately 1,350 sq. ft. has been expanded and opened up on the interior by a secondary building constructed at a later time to create 2,400 ± sq. ft.

Property is also suitable, with some modifications, for a small grocery, bait and tackle store, C-Store, and restaurant.

### AVAILABLE

- 2,400 ± SF

### LAND SIZE

- 0.6 ± Acres

### FRONTAGE

- 165' ±

### PRICE

- ~~\$120,000~~ **\$100,000!**

### 2020 DEMOGRAPHICS

Avg. HH Income

**1 MI**

\$72,874

**3 MI**

\$73,304

**5 MI**

\$65,590





