

For Sale

The Colby Building

28,789 SF | \$4,449,000



191 N. Foster Street

Dothan, Alabama 36301

Property Highlights

- Located on popular Foster Street
- Near many major downtown attractions
- Downtown undergoing major improvements
- Building comes fully furnished & equipped
- Multiple revenue streams
- Rooftop Bar soon to be developed
- Bella's Fine Dining Business also For Sale

Property Description

The historical three-level Colby Building dominates the corner of N. Foster and W. Troy street and was the original J.C. Penney's store built in 1937. It has since been completely remodeled to include Bella's Fine Dining, Bella's Ballroom & Bridal Suite, and 22 offices along the 3rd floor with a private owner's suite. Downtown Dothan is undergoing major renovations and additions to the city center over the next few years.

OFFERING SUMMARY

Sale Price	Call For Pricing
Lot Size	0.32 Acres
Building Size	28,789 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	63,813	\$56,019
10 Miles	102,537	\$58,724
15 Miles	123,018	\$58,187

Video Tour

For more information

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Bella's Ballroom



Through the glass doors of the main entrance on Foster Street is Bella's Ballroom - Dothan's premier wedding venue that can accommodate 300 people in its 6,299 square feet of space. The ballroom is equipped with a full kitchen, stage-video wall, and additional seating on the mezzanine level. The mezzanine level features a private Bridal Suite with 3 rooms, a bathroom, and a beautiful spiral staircase leading back down to the ballroom.

Bella's Bridal Suite



Bridal Suite Lounge - mezzanine level



3rd room in Bridal Suite with spiral staircase leading back down to the Ballroom

Bella's Deli & Fine Dining
111 W. Troy Street



111 W. Troy Street

5,192 Sq. Ft.

Bella's Fine Dining offers first and second level seating.

1st Level: Bella's Beef & Boards Deli and full kitchen.

2nd Level: Dining Room, 2 Private Room's, 2 Full Bar's.

Bella's Fine Dining will come fully furnished with all equipment and furniture.

Additional Photos



First Level Fine Dining Seating Area



Deli and kitchen seating area

Wine Cellar & Speak Easy



Continuing past Bella's fine dining area to the first level is The Wine Cellar and Speak Easy with 2,848 SF of space. This area features a dining room and full bar and 2 private rooms: The Bourbon & Wine Room.

The Speak Easy also has its own private entrance on W. Troy Street.

The Colby Suites
109 W. Troy Street



The Colby Office Suites 6,945 SF

Located on the 3rd level of The Colby Building, with its own entrance on W. Troy Street - are 22 office suites ranging from 100-400 SF down a long corridor. Much of the original signage, flooring and vintage glass partitions are still beautifully kept in place.



Contact us for more details on current and future rental potential.

Continuing from the 3rd level to the rooftop - Bella's Rooftop Bar is soon to be developed and has been approved by the city of Dothan. The Rooftop Bar has 2,000 SF of space with a capacity for 100 people. This is an excellent addition to the already multiple streams of income this property currently generates.

Private Owner's Suite Third Level



The private owner's suite is a spacious loft on the 3rd level with a total of 2,289 SF. This suite boasts of 2 bedrooms and bathrooms, 2 closets, 2 offices, living room, kitchen and a workout room and sauna.

Revitalization Project Underway DOWNTOWN DOTHAN GROWTH



The re-imagined Dothan City Center projects will be completed in phases until 2025, starting with the new events plaza and opera house enhancements.



Click the link on page 1 to read more about it.

Downtown District Diagram

PROPOSED DISTRICT DIAGRAM

- Downtown Core
- Civic & Community Services
- Residential Transition
- Arts, Culture & Hospitality
- South Foster District
- Park / Open Space
-  Existing Destination
-  Existing Retail District
-  Proposed Destination
-  Proposed Gateway



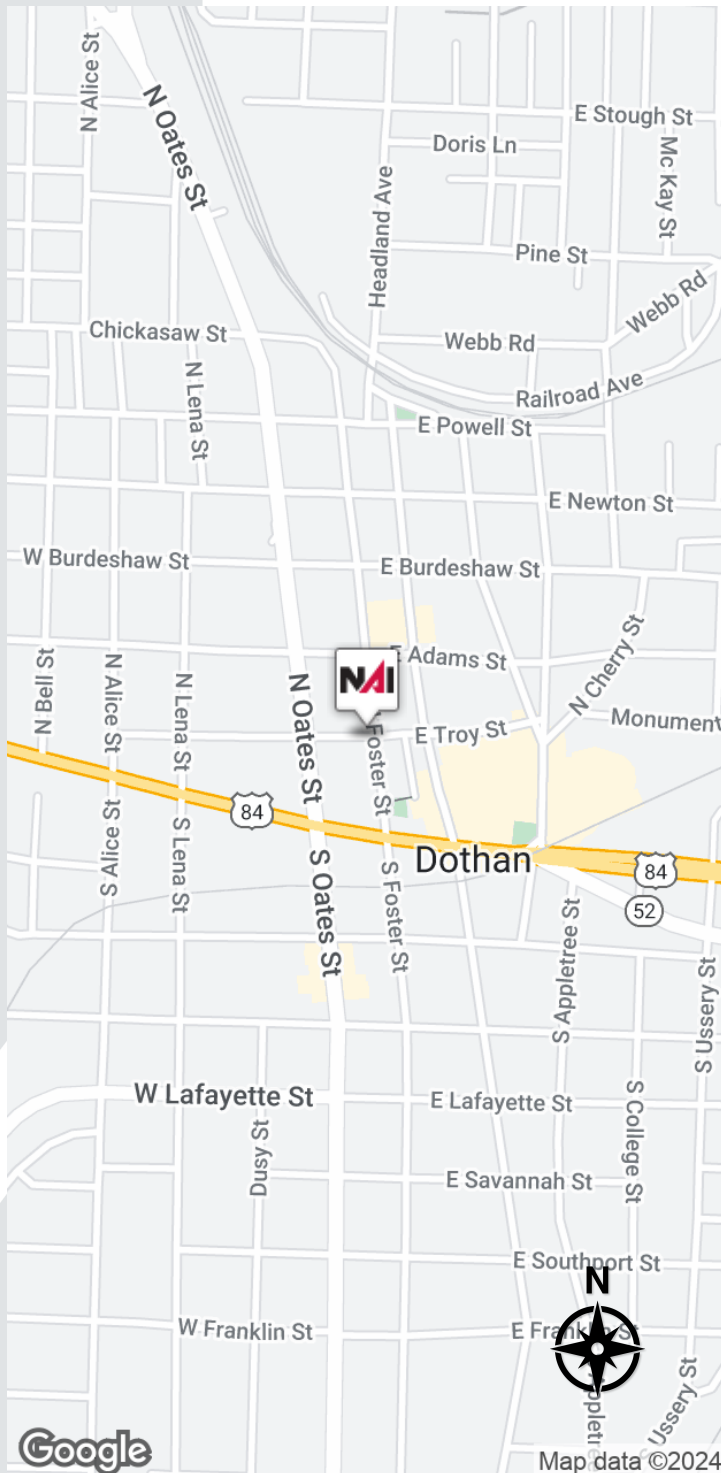
New City Center Coming Soon ...



For Sale

191 N. Foster Street

Location Maps



DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total population	63,813	102,537	123,018
Median age	39.2	39.7	40.3
Median age (Male)	36.4	37.2	38.1
Median age (Female)	41.3	41.7	42.1
Total households	29,572	46,119	55,528
Total persons per HH	2.2	2.2	2.2
Average HH income	\$56,019	\$58,724	\$58,187
Average house value	\$138,318	\$143,607	\$141,969