

# Land For Sale



Re/Max of Orange Beach

26021 Perdido Beach Blvd Orange Beach, AL 36561 | 251-981-2400

## 8.7% CAP RATE CASH FLOW MACHINE | \$16...

25142 Canal Rd, Orange Beach, AL, 36561

Land: Specialty For Sale

Prepared on July 16, 2026

1 of 1 Listings



### Listing Details | Land For Sale

|                       |             |                  |           |
|-----------------------|-------------|------------------|-----------|
| Total Available Space | 2.25 Acres  | Date Listed      | 6/16/2026 |
| Asking Price          | \$1,895,000 | Last Modified    | 7/16/2026 |
| Listing Price Per SF  | -           | Listing ID       | 45085902  |
| List Price Per Acre   | \$841,101   | Parking Spaces   | -         |
| Cap Rate (Actual)     | -           | Electric Service | -         |
| Available Date        | 6/16/2026   | Water            | -         |
| Days On Market        | 30 days     | Sanitary Sewer   | -         |

### Description

8.7% CAP RATE CASH FLOW MACHINE | \$160K+ NOI | PRIME CANAL ROAD ORANGE BEACH LOCATIONHIGH-VISIBILITYINCOME PRODUCING PROPERTY ON CANAL ROAD IN ORANGE BEACH. Rare opportunity to acquire a fully operational boat, trailer, vehicle, and equipment parking facility located just minutes from The Wharf, marinas, public boat launches, and Orange Beach's most heavily traveled commercial corridor. Positioned on highly desirable Canal Road, this investment generates immediate cash flow from a diversified income stream that includes long-term parking, short-term parking, and an established U-Haul operation. The property is strategically located in the heart of Orange Beach where demand for secure boat, trailer, and vehicle storage continues to grow due to limited available inventory and increasing recreational boating activity. With a Net Operating Income of approximately \$160,454 annually and an 8.5% cap rate, this asset offers investors strong in-place returns with additional upside through rental rate increases, expanded parking capacity, enhanced security features, or ancillary storage services. Investment Highlights: Prime Canal Road location with exceptional visibility and accessibility. Multiple income streams including boat, trailer, vehicle parking and U-Haul revenue. Strong existing cash flow with proven operating history. Annual NOI approximately \$160,454. 8.7% Cap Rate. Minutes from The Wharf, Orange Beach marinas, and public boat launches. High demand market with limited competing inventory. Opportunity for future income growth and operational expansion. This is a stable Gulf Coast income-producing asset, this Canal Road property offers immediate returns and long-term appreciation potential in one of Alabama's fastest-growing coastal markets. Buyer to verify all information during due diligence.

Property Features

Location Details

|         |                                        |         |                                         |
|---------|----------------------------------------|---------|-----------------------------------------|
| Address | 25142 Canal Rd, Orange Beach, AL, 3... | Parcels | 05-65-03-05-0-000-060.002               |
| County  | Baldwin                                | Name    | 8.7% Cap Rate Cash Flow Machine   \$... |

Building Details

|                     |                        |                      |               |
|---------------------|------------------------|----------------------|---------------|
| Sub Type            | Specialty              | Primary Constr. Type | Steel         |
| Building Status     | Existing               | Occupancy Type       | Single Tenant |
| Land Size           | 2.26 Acres / 98,469 SF | Electricity          | -             |
| Number of Buildings | 2                      | Water                | -             |
| Number of Floors    | 1                      | Sanitary Sewer       | -             |

Property Listings

1 Listing | 2.25 Acres | \$1,895,000

| Type     | Space Use | Suite | Available Space | Rate        | Price Per Acre | Available |
|----------|-----------|-------|-----------------|-------------|----------------|-----------|
| For Sale | Land      | -     | 2.25 Acre       | \$1,895,000 | \$838,298.24   | 6/16/2026 |

Additional Photos



Contact



**Heather Harp**  
251-533-6677  
heather@harpseells.com

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