

OFFERING MEMORANDUM
Beachwalk Unit #17
554 E Beach Boulevard, Unit 17
Gulf Shores, AL 36542

LISTING OVERVIEW

- List Price: \$349,900
 - MLS Number: 372623
 - Living Area: 1,024 sq ft
 - Bedrooms: 2
 - Bathrooms: 1.5
 - Year Built: 1982
 - Furnished: Yes (Turnkey)
 - Rental Allowed: Yes — Minimum 3-night stay
 - HOA Fees: \$600/month (Self-managed)
 - Flood Zone: AE
 - Zoning: PUD
 - Ownership Type: Whole/Full
-

PROPERTY TYPE & STRUCTURE

- Residential Attached Condo
 - 2-story building | 18 total units
-

FEATURES & UPGRADES

- Renovated kitchen with quartz countertops
 - Updated appliances and refreshed bathrooms
 - South-facing balcony with UV film & blackout drapes
 - Metal roof with tile and carpet flooring
 - Electric fireplace
 - Fully furnished and rental ready
-

COMMUNITY AMENITIES

- Deeded beach access
 - Outdoor pool
 - Gazebo & covered entry
 - High-speed internet included
 - Pet-friendly (owners only)
 - Direct access to Lake Shelby & Gulf across the street
-

VIEWS

- Lake Shelby
 - Pool area
 - Gulf of Mexico (across Beach Blvd)
-

PARKING

- Single carport
 - Additional on-site lot parking
-

SCHOOL ZONES

- Gulf Shores Elementary
 - Gulf Shores Middle
 - Gulf Shores High
-

UTILITIES

- Baldwin EMC
 - Gulf Shores Utilities
-

ADDITIONAL NOTES

Beachwalk Unit 17 offers a rare blend of privacy, location, and income potential. Situated directly across from Gulf State Park, this unit boasts excellent walkability to beaches, trails, and local attractions. With deeded beach access, modern upgrades, and strong rental viability, it stands out as both a personal retreat and a high-performing investment on Alabama's Gulf Coast.