



250/260 COMMERCE STREET

MONTGOMERY, AL 36104

FOR SALE



Montgomery, AL

Downtown Montgomery played a pivotal role in the Civil Rights Movement and is home to several significant landmarks. The Legacy Museum and the National Memorial for Peace and Justice, projects of the Equal Justice Initiative, are located downtown. The Legacy Museum, housed in a former slave warehouse, details the history of racial inequality from the Transatlantic Slave Trade to mass incarceration. The National Memorial for Peace and Justice is the nation's first memorial dedicated to honoring victims of racial lynching, featuring over 800 six-foot columns symbolizing counties where lynchings occurred.

Visitors can also walk in the footsteps of civil rights leaders at the Dexter Avenue King Memorial Baptist Church, where Martin Luther King Jr. served as pastor from 1954 through 1960. The nearby Dexter Parsonage Museum was the home of Dr. King and his family during his time in Montgomery and has been restored to reflect that period. The Civil Rights Memorial Center and Memorial is located downtown and features a black granite table with a timeline of major civil rights events from 1954-1968, including the names of 40 people killed during the movement.

The Rosa Parks Library and Museum, located in downtown Montgomery near the site of her arrest, honors the life of Rosa Parks and the Montgomery Bus Boycott. It displays historic artifacts such as a 1950s Montgomery bus, her original fingerprint arrest record, court documents, and police reports. The Freedom Rides Museum is situated in the historic Greyhound Station downtown, documenting the journey of the Freedom Riders in 1961 and the protests and violence they faced.

Downtown also offers cultural attractions like the Hank Williams Museum, which is a tribute to the country music legend. Located downtown, it houses a collection of Williams' personal belongings, including instruments, clothing, and his 1952 Cadillac.

The Riverfront Park is a central point of activity downtown, ideal for walks or picnics. Here, you can see the Harriott II Riverboat and Riverwalk Stadium, home to the Montgomery Biscuits minor league baseball team. The Riverwalk Amphitheater is also located here, occasionally hosting concerts. Nearby, Montgomery Whitewater offers outdoor recreation including whitewater rafting, kayaking, climbing walls, and a restaurant on a 120-acre site just off I-65 and on the Alabama River.

Downtown Montgomery features a variety of dining and drinking establishments. For fine dining, Central offers internationally influenced Southern dishes, and Ravello Ristorante provides Italian fare. Casual lunch options include Plant Bae for plant-based meals and D'Road Café for Venezuelan breakfast and lunch. Capitol Oyster Bar, overlooking the Alabama River, is a spot for oysters and seafood. Downtown also has several places for coffee and drinks. Prevail Union is a local roaster offering coffee in a contemporary space. Baristas and Barristers operates as a coffee shop during the day and a bar with craft cocktails in the evening. Common Bond Brewers is a production brewery with a taproom downtown. The Alley Bar is another downtown spot known for its lively atmosphere and creative cocktails. The Trilogy Autograph Hotel downtown features a rooftop bar called Waterworks.

Downtown Montgomery offers several hotel options. The newly opened Trilogy Autograph Hotel is a boutique hotel that transformed three historic buildings. Other downtown hotels include the Renaissance Montgomery Hotel & Spa, DoubleTree by Hilton Montgomery Downtown, Staybridge Suites Montgomery – Downtown, and Hampton Inn & Suites Montgomery-Downtown

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PROPERTY HIGHLIGHTS

- Opportunity Zone
- Investment Sale
- Class A 4-Story Office Building
- Located in the heart of the Downtown Entertainment District
- Within a block of the Montgomery Biscuits, the Riverfront Park, MPC, The Renaissance & The Harriett II Riverboat
- Within walking distance of 79 Commerce & the Heights Apartments.
- 0.9± Miles from The State Capital
- 1.4± Miles from I-85 / I-65 Interchange

250/260 COMMERCE STREET

TOTAL PRICE:	\$CONTACT AGENT
TOTAL SF:	± 65,769 SF
YEAR BUILT:	1903
ZONING:	T-5 SMART CODE
OPPORTUNITY ZONE:	YES

250 COMMERCE STREET

PRICE:	\$2,850,000
BUILDING SF:	± 36,305
CAP RATE:	9.16%
NOI:	\$260,296

260 COMMERCE STREET

1ST FLOOR PRICE:	\$CONTACT AGENT
1ST FLOOR SF:	± 7,366 SF

2ND FLOOR PRICE:	\$CONTACT AGENT
2ND FLOOR SF:	± 7,366 SF

3RD FLOOR PRICE:	\$500,000
3RD FLOOR SF:	± 7,366 SF

4TH FLOOR PRICE:	\$CONTACT AGENT
4TH FLOOR SF:	± 7,366 SF

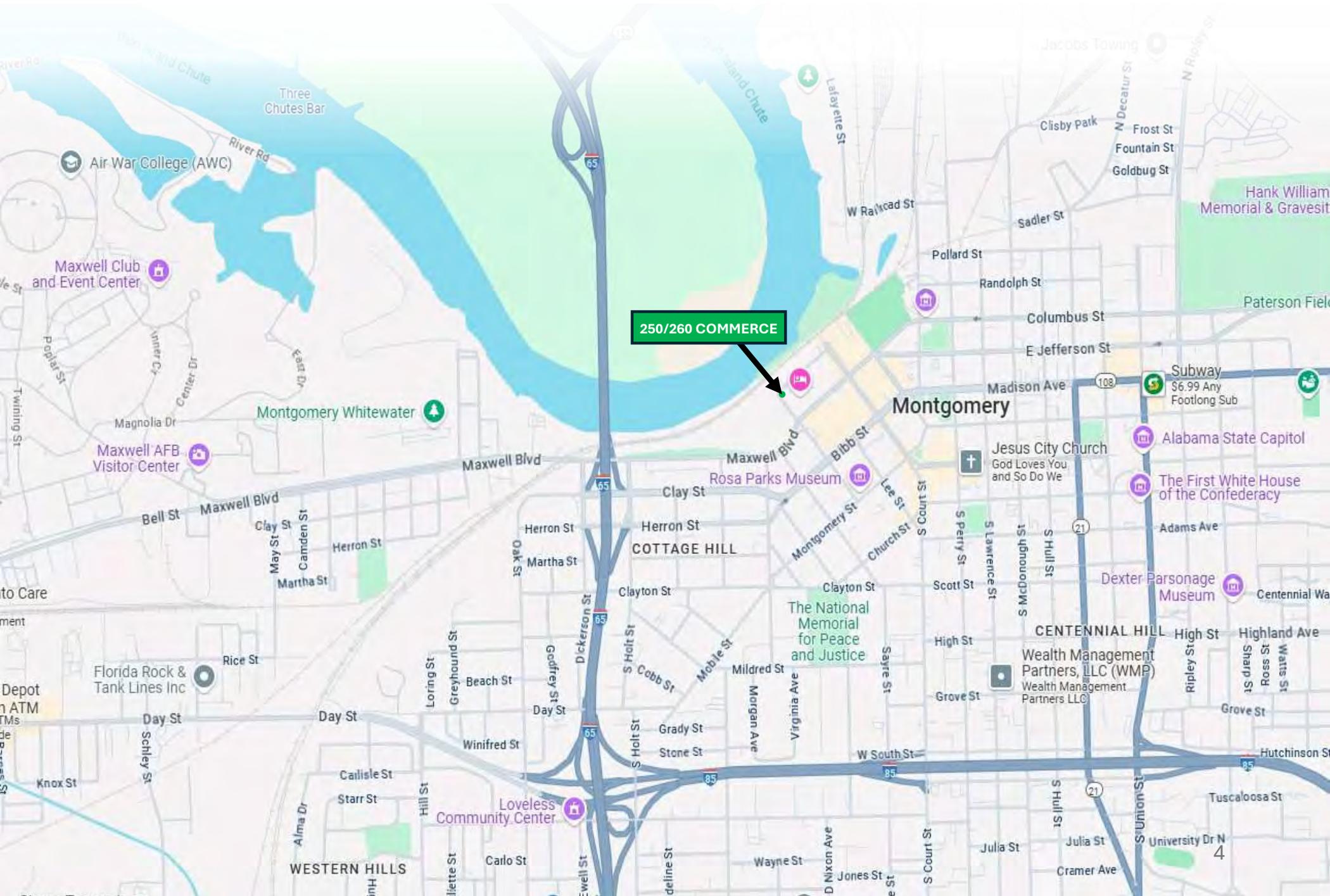
EXPENSES:	Condo Costs of \$10K Annually Per Floor (\$40K Total)
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GENE CODY CCIM, SIOR

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MAP OF SUBJECT PROPERTY



250/260 COMMERCE STREET

MONTGOMERY, AL 36104



PHOTOS - 250/260 COMMERCE

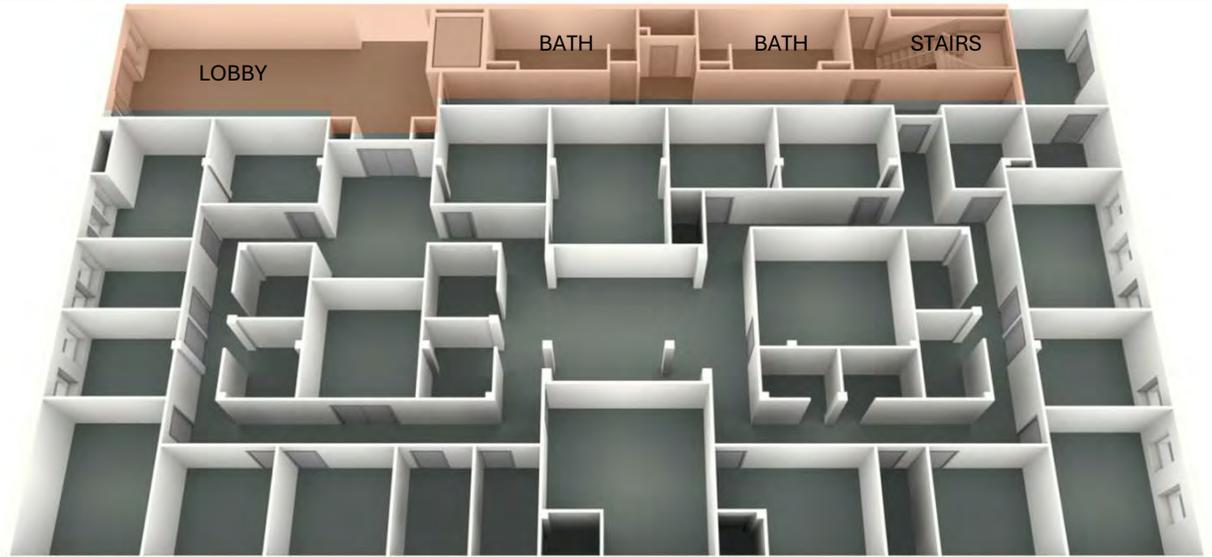


PHOTOS - 250 COMMERCE



FLOOR PLAN- 250 COMMERCE 1ST & 2ND FLOOR

FIRST FLOOR
LEASE SPACE: 7,210 SF
100% LEASED



SECOND FLOOR
LEASE SPACE: 7,655 SF
AVAILABLE LEASE SPACE: 1,676 SF



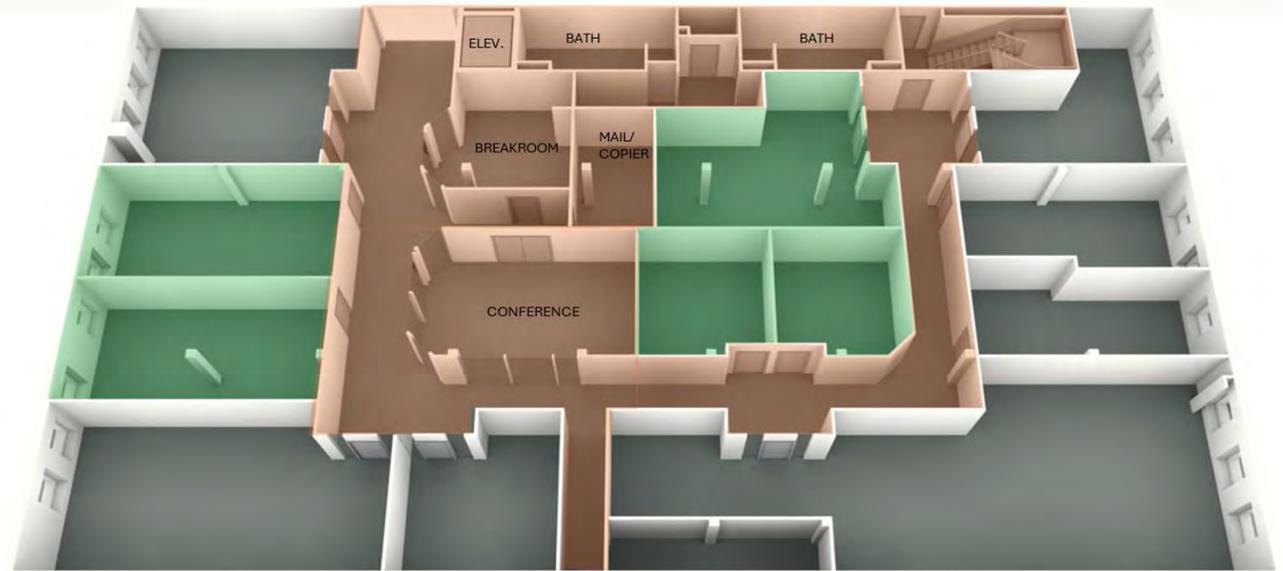
 = COMMON AREA
 = AVAILABLE SPACE

FLOOR PLAN- 250 COMMERCE 3RD & 4TH FLOOR

THIRD FLOOR

LEASE AREA: 5,850 SF

AVAILABLE LEASE SPACE: 2,628 SF

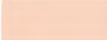


FOURTH FLOOR

LEASE SPACE: 9,450 SF

100% LEASED



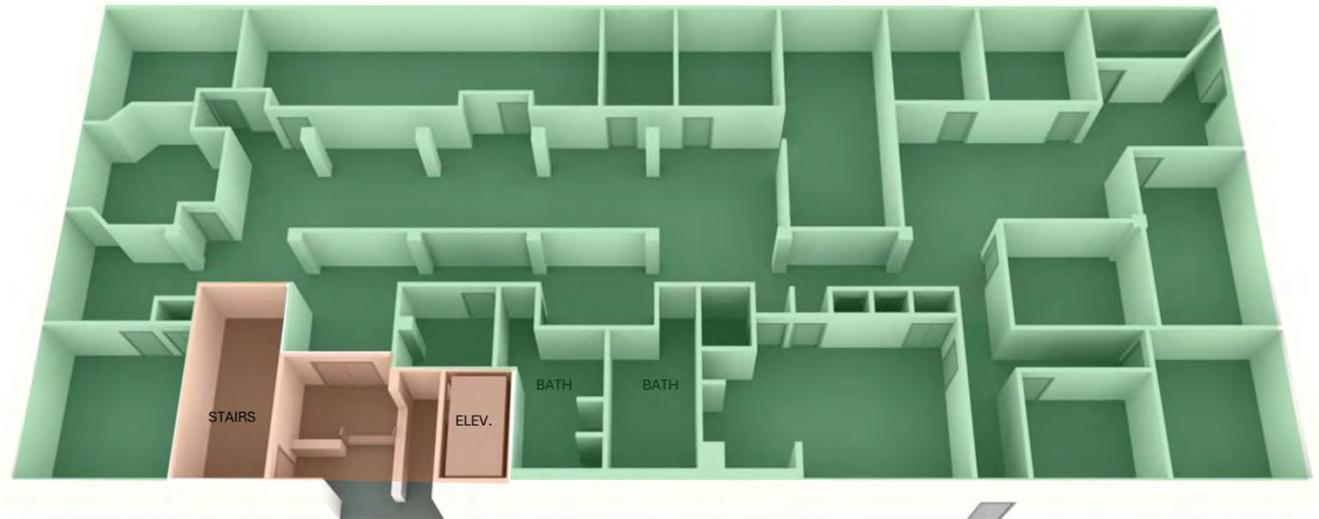
-  = COMMON AREA
-  = AVAILABLE SPACE

FLOOR PLAN- 260 COMMERCE 1ST & 2ND FLOOR

FIRST FLOOR

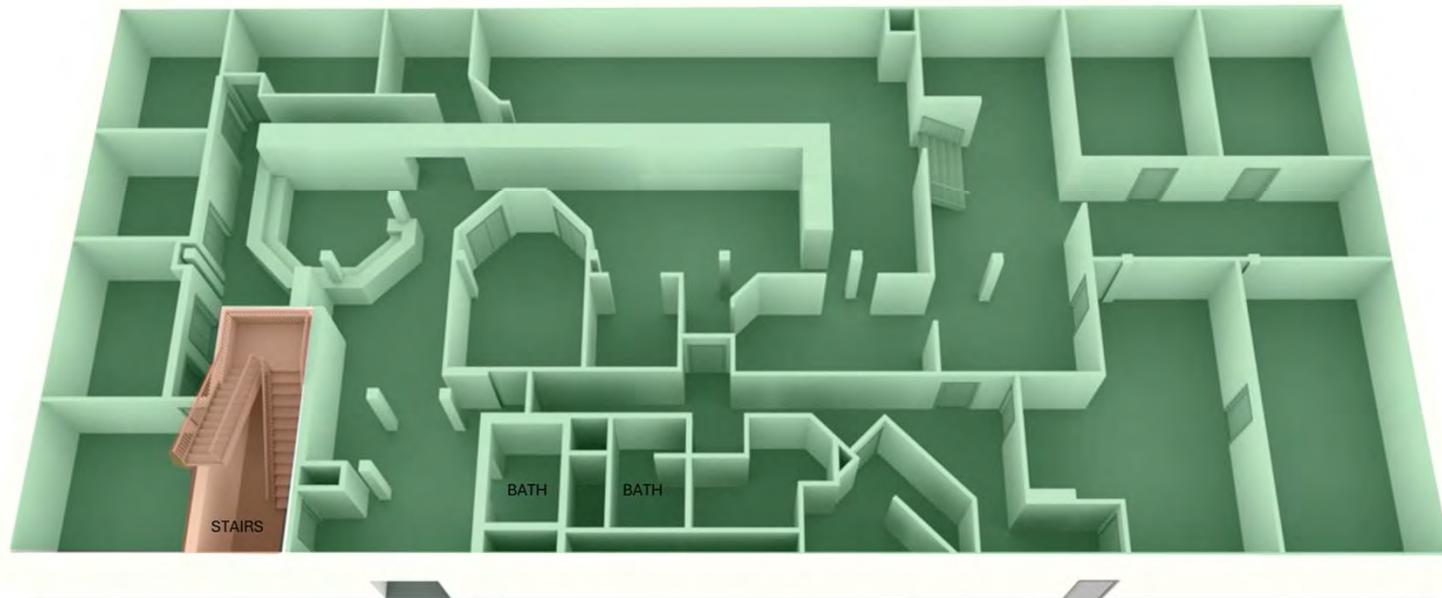
TOTAL LEASE AREA: 6,426 SF

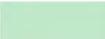
AVAILABLE LEASE SPACE: 6,426 SF



TOTAL LEASE AREA: 7,165 SF

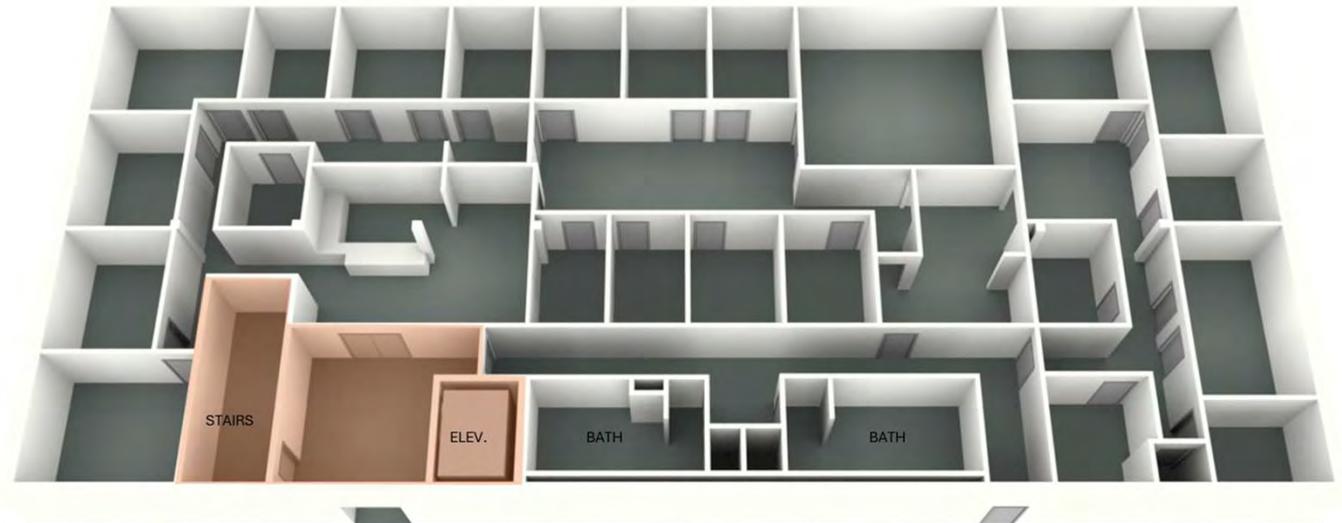
AVAILABLE LEASE SPACE: 7,165 SF



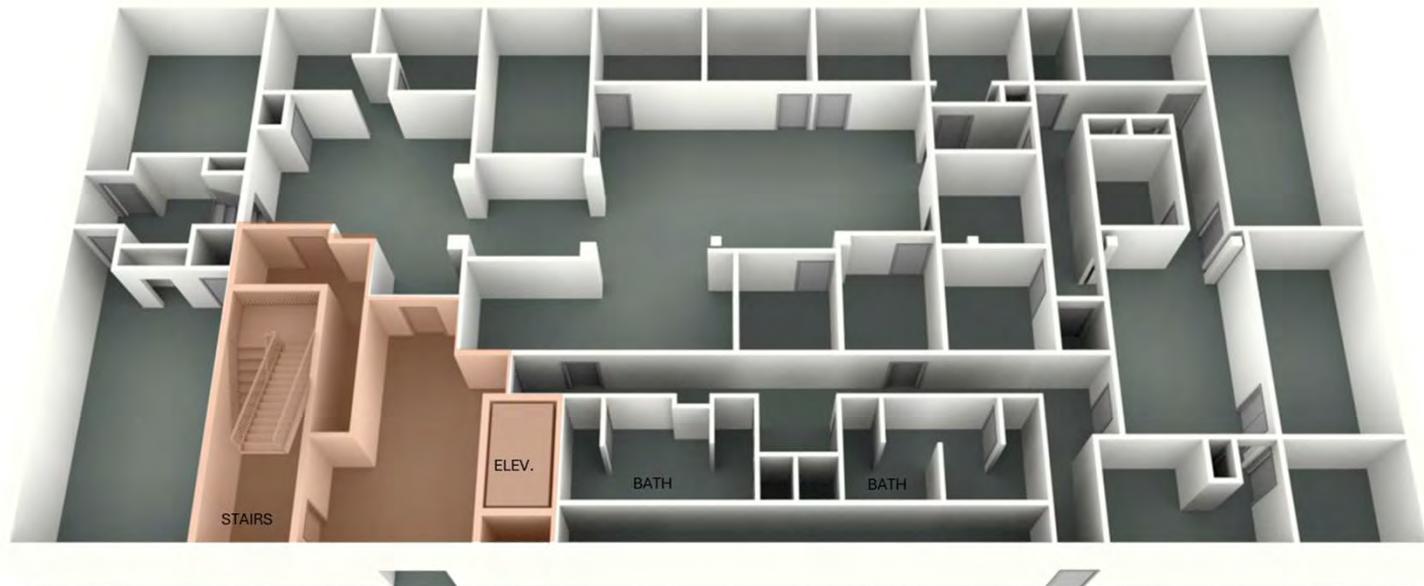
-  = COMMON AREA
-  = AVAILABLE SPACE

FLOOR PLAN- 260 COMMERCE 3RD & 4TH FLOOR

THIRD FLOOR
TOTAL LEASE AREA: 6,285 SF
100% LEASED

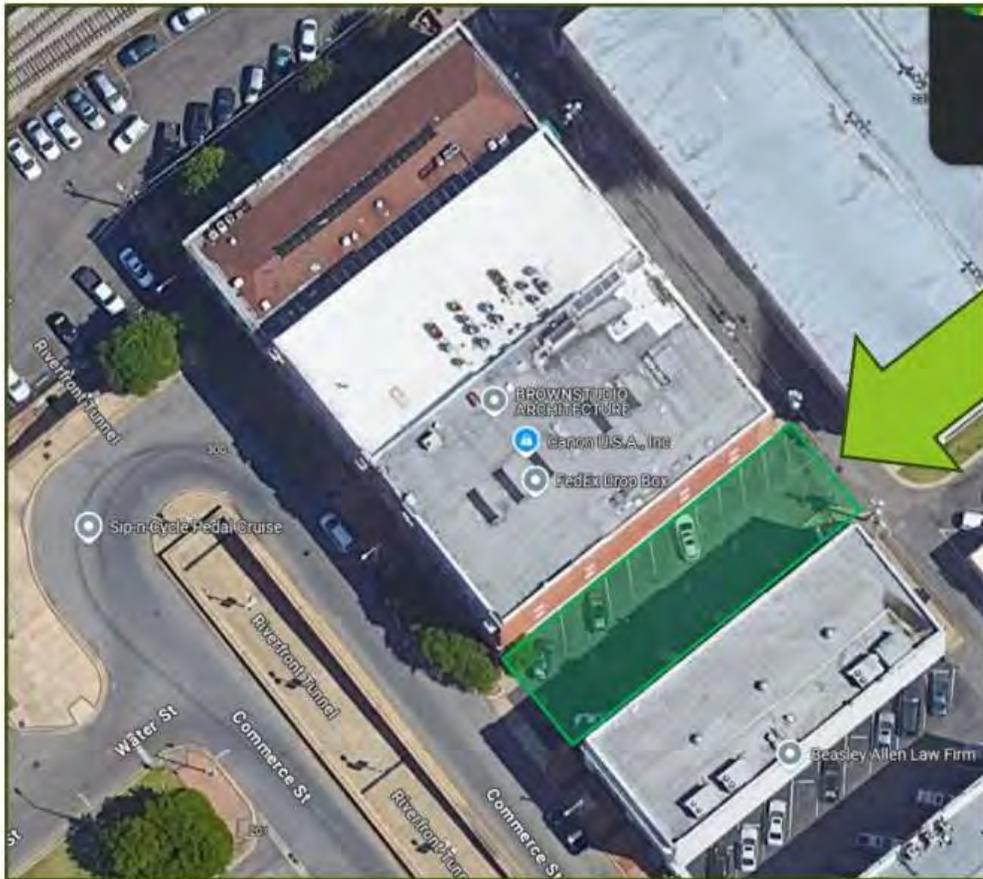


TOTAL LEASE AREA: 5,690 SF
100% LEASED

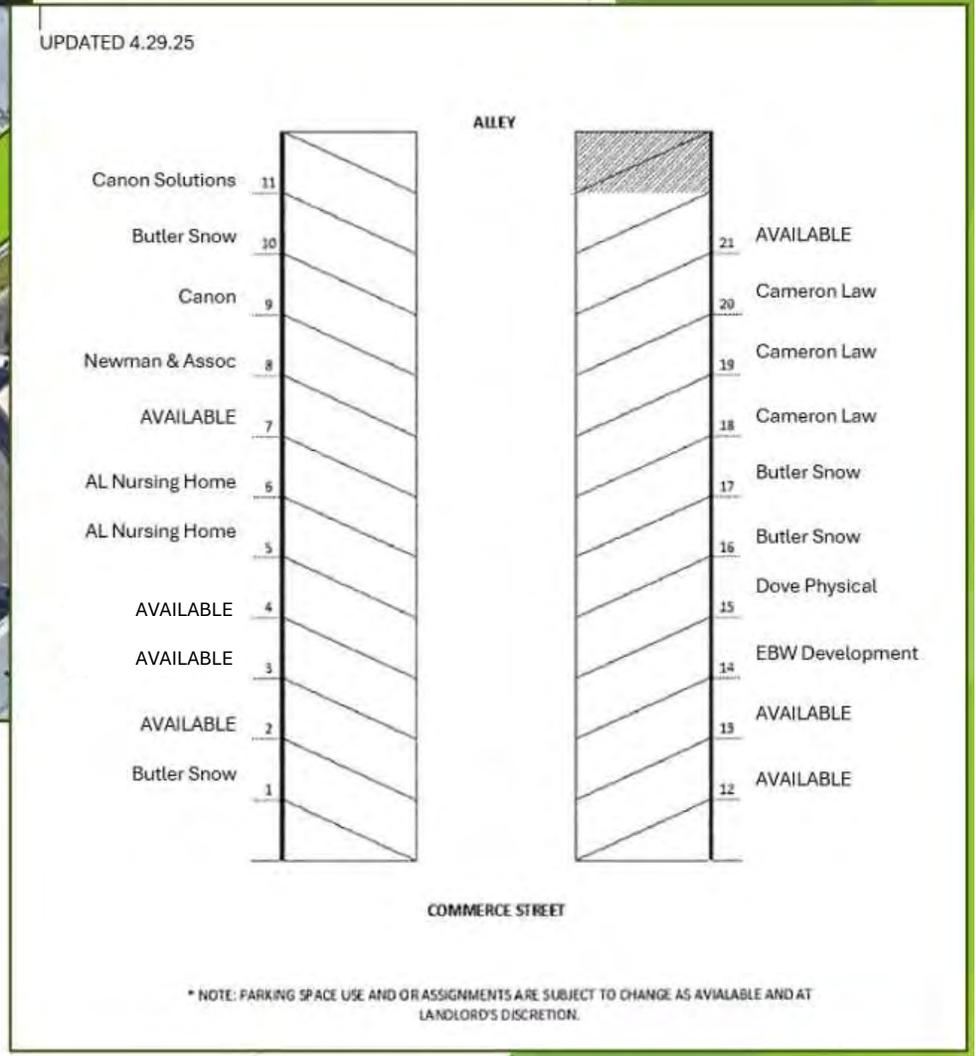


-  = COMMON AREA
-  = AVAILABLE SPACE

250/260 COMMERCE PARKING



250 Commerce Parking:
 -21 Spots total
 -5 Additional spots located in the Coosa St. garage & Commerce St. Parking Lot



250 COMMERCE STREET – *Investment Analysis*

MONTGOMERY, AL 36104



INVESTMENT OVERVIEW

PRICE	\$2,850,000
PRICE / SF	\$78.50
CAP RATE	9.16%
NOI	\$260,7296

OPERATING DATA

GROSS SCHEDULED INCOME	\$531,126
TOTAL SCHEDULED INCOME	\$531,126
VACANCY COST	\$26,566
OPERATING EXPENSES	\$243,664
NET OPERATING INCOME	\$260,296

250 COMMERCE STREET – Rent Roll

MONTGOMERY, AL 36104



Tenants	Rent/mo.	Annual Rent	Per Sq Ft	Square Feet	Original Term
Butler Snow, LLP	\$7,960.00	\$95,520.00	\$18.90	5,054	8/1/2014
Jackson Thornton & Company	\$6,485.12	\$77,821.44	\$24.24	3,211	6/1/2014
Sheena Gamble Attny	\$1,250.00	\$15,000.00	\$17.86	840	6/1/2025
John F Cameron, Attny	\$4,547.50	\$54,570.00		3,367	10/1/2015
Vacant				1,676	
Canon Solutions America	\$4,830.80	\$57,969.60	\$18.58	3,120	1/1/2018
Rodney Walker	\$1,275.00	\$15,300.00	\$14.41	1,062	
Vacant				1,396	
Alabama Nursing Home Assoc	\$2,811.00	\$33,732.00	\$20.99	1,607	12/1/2018
Newman & Assoc	\$2,567.91	\$30,814.92	\$15.43	1,997	2/8/2021
Dove Physical Therapy	\$625.00	\$7,500.00	\$14.62	513	6/1/2023
BastCore, Inc.	\$573.71	\$6,884.52	\$10.40	662	4/1/2021
ZealRiver Technologies	\$792.00	\$9,504.00	\$12.74	746	7/1/2020
Vacant	0			860	
Vacant	0			372	
Greg Griffin, Attny	\$542.50	\$6,510.00	\$17.50	372	5/15/2025
Empirian Health	\$10,000.00	\$120,000.00	\$12.70	9,450	
TOTAL:	\$44,611	\$531,126	\$14.63	36,305	

250/260 COMMERCE STREET - DEMOGRAPHICS

MONTGOMERY, AL 36104



KEY FACTS

1 mile

2,998

Population

39.6

Median Age

1.8

Average Household Size

\$52,955

Median Household Income

227

2023 Owner Occupied Housing Units (Esri)

968

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

1,406

Total Businesses

34,122

Total Employees

HOUSING STATS

1 mile

\$136,538

Median Home Value

\$5,728

Average Spent on Mortgage & Basics

\$911

Median Contract Rent



Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	2,998	42,505	92,791	2022 Per Capita Income	\$29,965	\$25,502	\$29,366
2022 Household Population	2,177	37,687	87,210	2022 Median Household Income	\$52,955	\$39,715	\$49,853
2022 Family Population	1,063	26,951	65,858	2022 Average Household Income	\$69,171	\$62,750	\$71,839
2027 Total Population	3,183	42,033	91,518	2027 Per Capita Income	\$32,588	\$28,915	\$33,506
2027 Household Population	2,362	37,215	85,937	2027 Median Household Income	\$54,302	\$44,733	\$54,916
2027 Family Population	1,141	26,391	64,482	2027 Average Household Income	\$74,499	\$70,914	\$81,519

BROKER CONTACTS



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