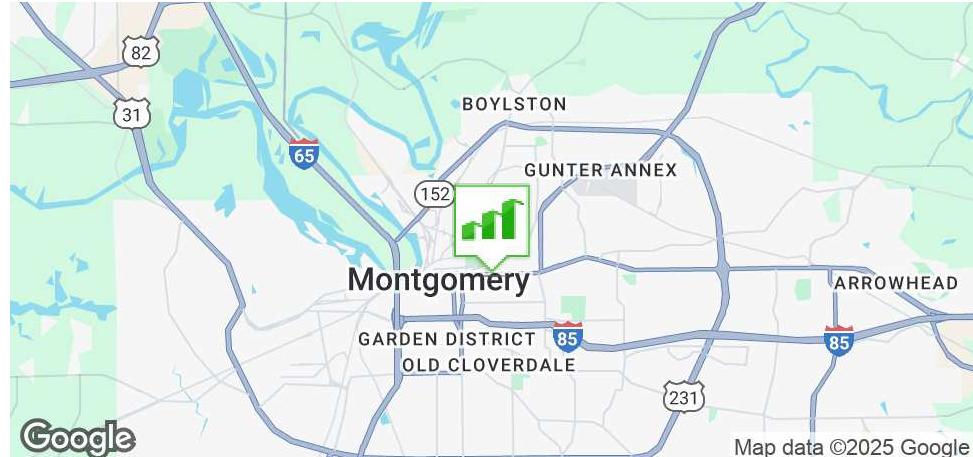
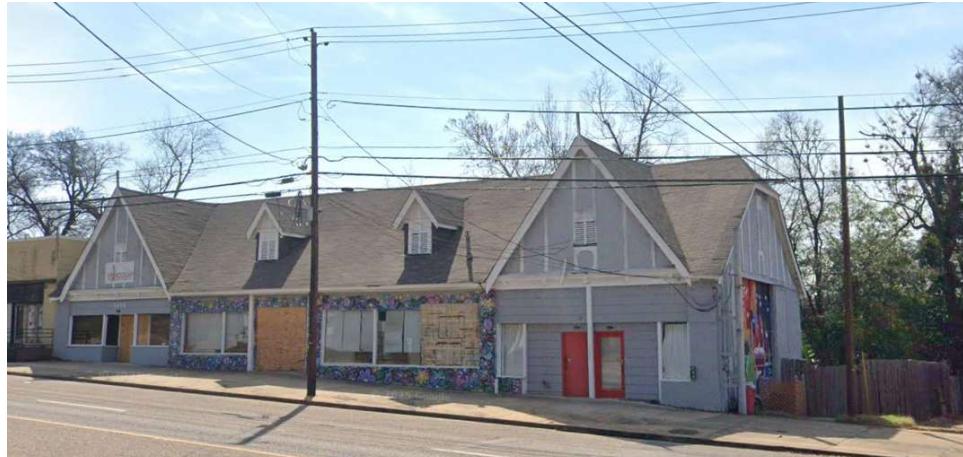


# 1402 & 1408 MADISON AVE

1402 MADISON AVE, MONTGOMERY, AL 36107

## Executive Summary



### OFFERING SUMMARY

		PROPERTY HIGHLIGHTS
Sale Price:	\$399,000	<ul style="list-style-type: none"><li>Located on main thoroughfare in vibrant Downtown Montgomery</li><li>NEW roof 2023</li></ul>
Year Built:	1925	<ul style="list-style-type: none"><li>Fully Built out Hookah Lounge on left side of building with stage downstairs</li><li>Former uses- Office Space, Hobby Shop, Retail Storefront, Hookah Lounge</li></ul>
Building Size:	± 8,000	<ul style="list-style-type: none"><li>Built in 1925 with lots of charm</li><li>± 2.6 miles from I-65 &amp; I-85 interchange</li></ul>
Zoning:	B-2 Business District	<ul style="list-style-type: none"><li>On-site parking for employees &amp; customers</li><li>Fenced in yard with additional downstairs storage space</li></ul>
Submarket:	CBD	<ul style="list-style-type: none"><li>Close proximity to the Alabama State Capitol, EJI, Biscuits Stadium, Old Alabama Town &amp; several Restaurants, Hotels and Attractions</li></ul>
Price / SF:	\$49.88	<ul style="list-style-type: none"><li>± 4.2 miles from Maxwell Air Force Base: serving 25,000 active duty, guard, reserves, contractors and retirees. The air force university is attended by 20,000 annually.</li><li>Madison Ave Traffic counts of ± 15,210 AADT</li></ul>

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Retail Map



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