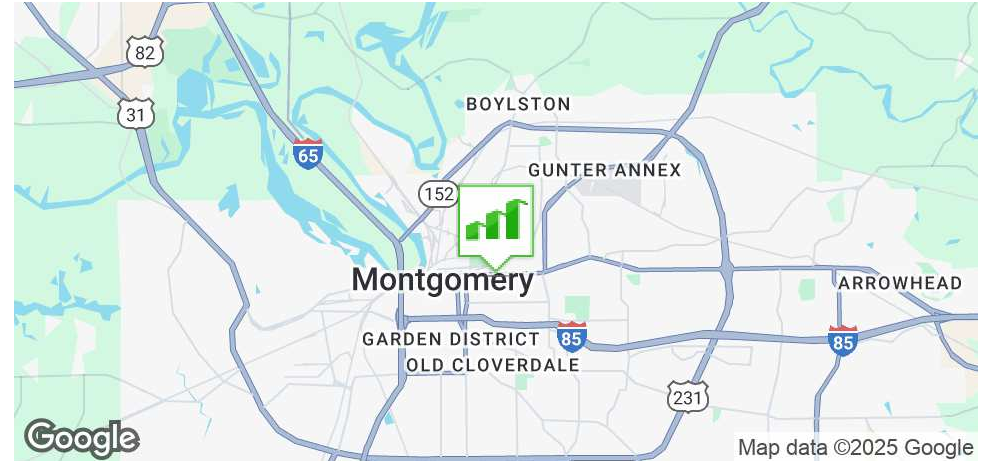


1402 & 1408 MADISON AVE

1402 MADISON AVE, MONTGOMERY, AL 36107

Executive Summary



OFFERING SUMMARY

Sale Price: \$399,000

Year Built: 1925

Building Size: ± 8,000

Zoning: B-2 Business District

Submarket: CBD

Price / SF: \$49.88

PROPERTY HIGHLIGHTS

- Located on main thoroughfare in vibrant Downtown Montgomery
- NEW roof 2023
- Fully Built out Hookah Lounge on left side of building with stage downstairs
- Former uses- Office Space, Hobby Shop, Retail Storefront, Hookah Lounge
- Built in 1925 with lots of charm
- ± 2.6 miles from I-65 & I-85 interchange
- On-site parking for employees & customers
- Fenced in yard with additional downstairs storage space
- Close proximity to the Alabama State Capitol, EJI, Biscuits Stadium, Old Alabama Town & several Restaurants, Hotels and Attractions
- ± 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.
- Madison Ave Traffic counts of ± 15,210 AADT

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

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Retail Map



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