

2718 ZELDA ROAD

MONTGOMERY, AL 36106

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,750,000
Cap Rate:	7.89%
NOI:	\$138,000
Lot Size:	± 1.2 Acres
Year Built:	1992
Building Size:	± 6,200
Zoning:	B-2
Price / SF:	\$282.26

PROPERTY HIGHLIGHTS

- LONG TERM TENANT- TIRE STORE HAS BEEN HERE FOR 33 YEARS!
- ±0.57 AC adjoining lot included in sale of property
- 8 Steel Overhead Doors
- Sits on ±0.63 Acres with frontage on Zelda Road (Traffic Counts ±22,686 AADT)
- Surrounded by a wide variety of Restaurants, Retail Stores & Banks. Less Than 1 Mile from Wal-Mart Super Center
- ± 0.4 Miles from I-85 with Traffic Counts ±130,665 AADT
- ±0.8 Miles from Vaughn Road
- ±1.7 Miles from Atlanta Highway



GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St, #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2718 ZELDA ROAD

MONTGOMERY, AL 36106

Photos



GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St, #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2718 ZELDA ROAD

MONTGOMERY, AL 36106

Aerial



GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

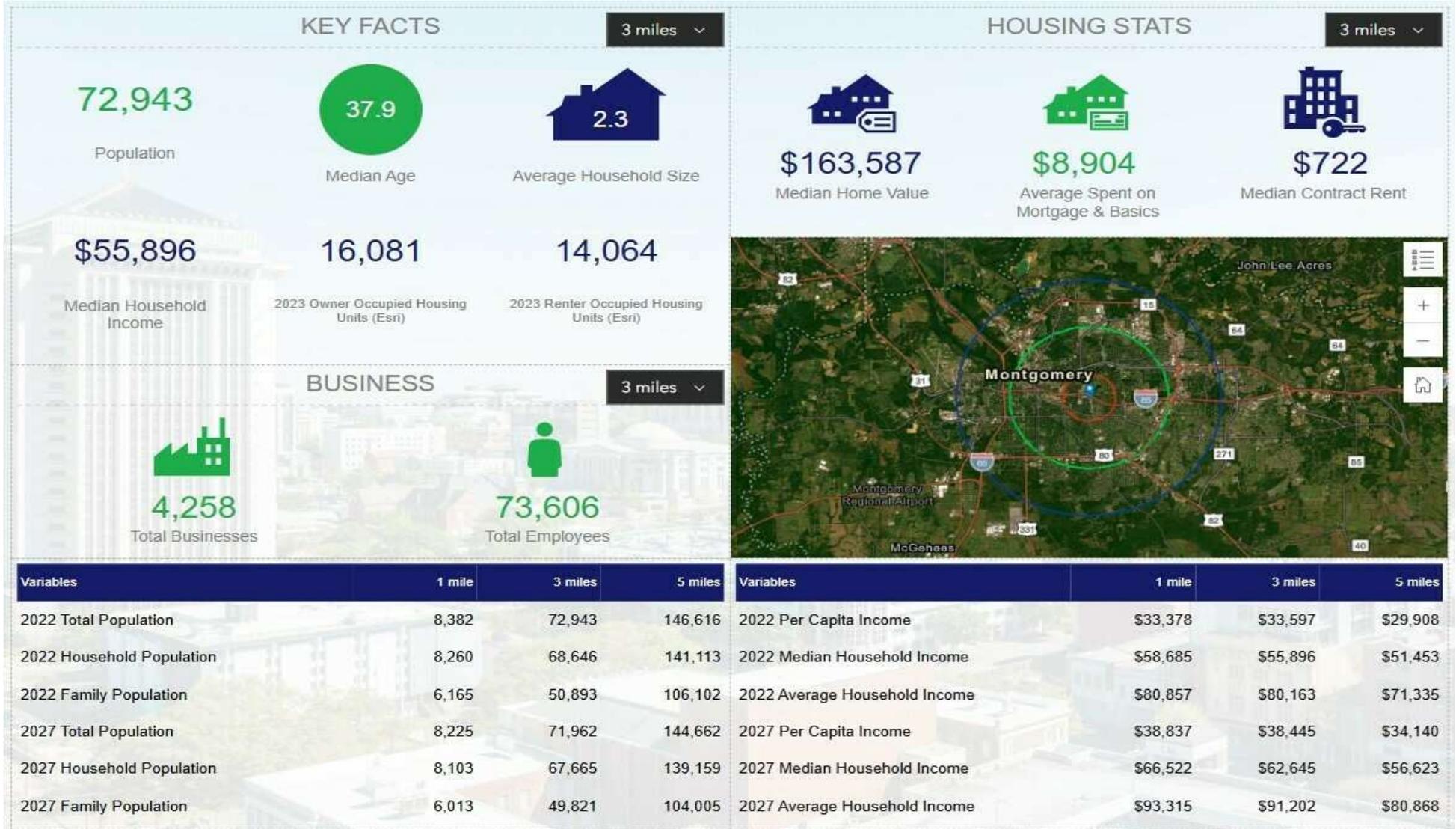
312 Catoma St, #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2718 ZELDA ROAD

MONTGOMERY, AL 36106

Demographics



GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St, #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2718 ZELDA ROAD

MONTGOMERY, AL 36106

Retail Map



GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St, #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com

