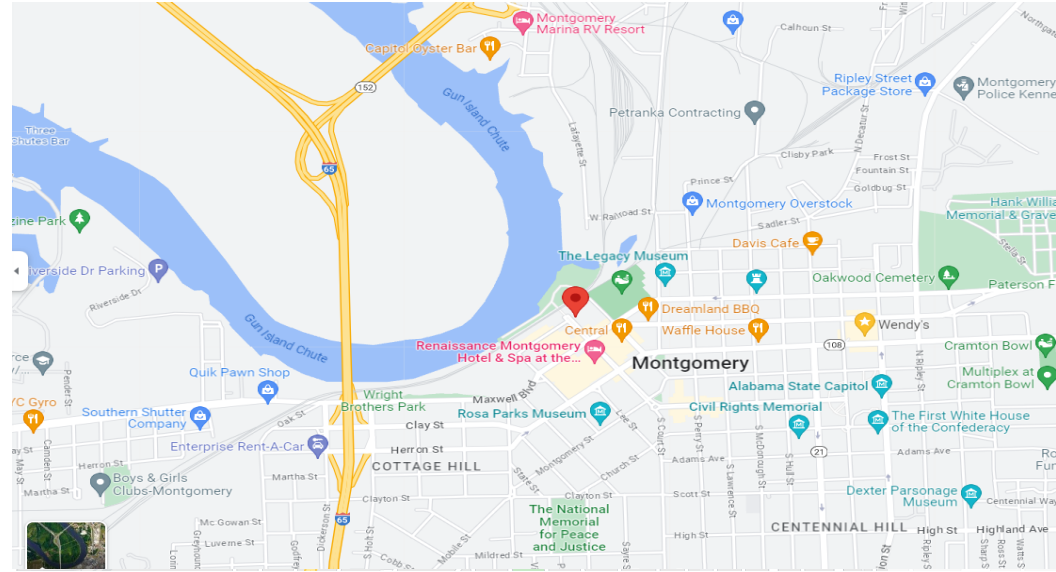


URBAN CENTER - COMMERCIAL | BUILDING FOR SALE

2ND FLOOR OFFICE/CONDO

Lina Ojeda
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OFFERING SUMMARY

Building Size:	7,165 SF
Available SF:	7,165 SF
Year Built:	1903
Zoning:	T5 - Urban Center
APN:	1101121000016000

PROPERTY OVERVIEW

Dining, nightlife and shopping options make 260 Commerce Street most desirable. This gorgeous, character enriched, historically located office condominium is conveniently located in downtown Montgomery. The building's spacious floor plan is accented by detailed masonry, exposed wooden beams and recessed lighting. This 2nd story office condominium is 7,165 SF; the space can be used as is or reworked to better suit your needs. The interior has an excellent reception area, several office and storage areas, bathrooms, a kitchen, and a large conference room. It is within walking distance to all downtown attractions including the following: Riverwalk Amphitheater, MPAC, Renaissance Montgomery Hotel & Spa at the Convention Center. Abundant transportation options. The perfect opportunity for any professional. Contact us to schedule a viewing today! Property will be sold as-is or remodeled as needed at moderate cost.

PROPERTY HIGHLIGHTS

- Qualified Opportunity Zone
- Located in Historic Downtown Montgomery
- 7,100+ SF of Commercial Office Space
- Great Location

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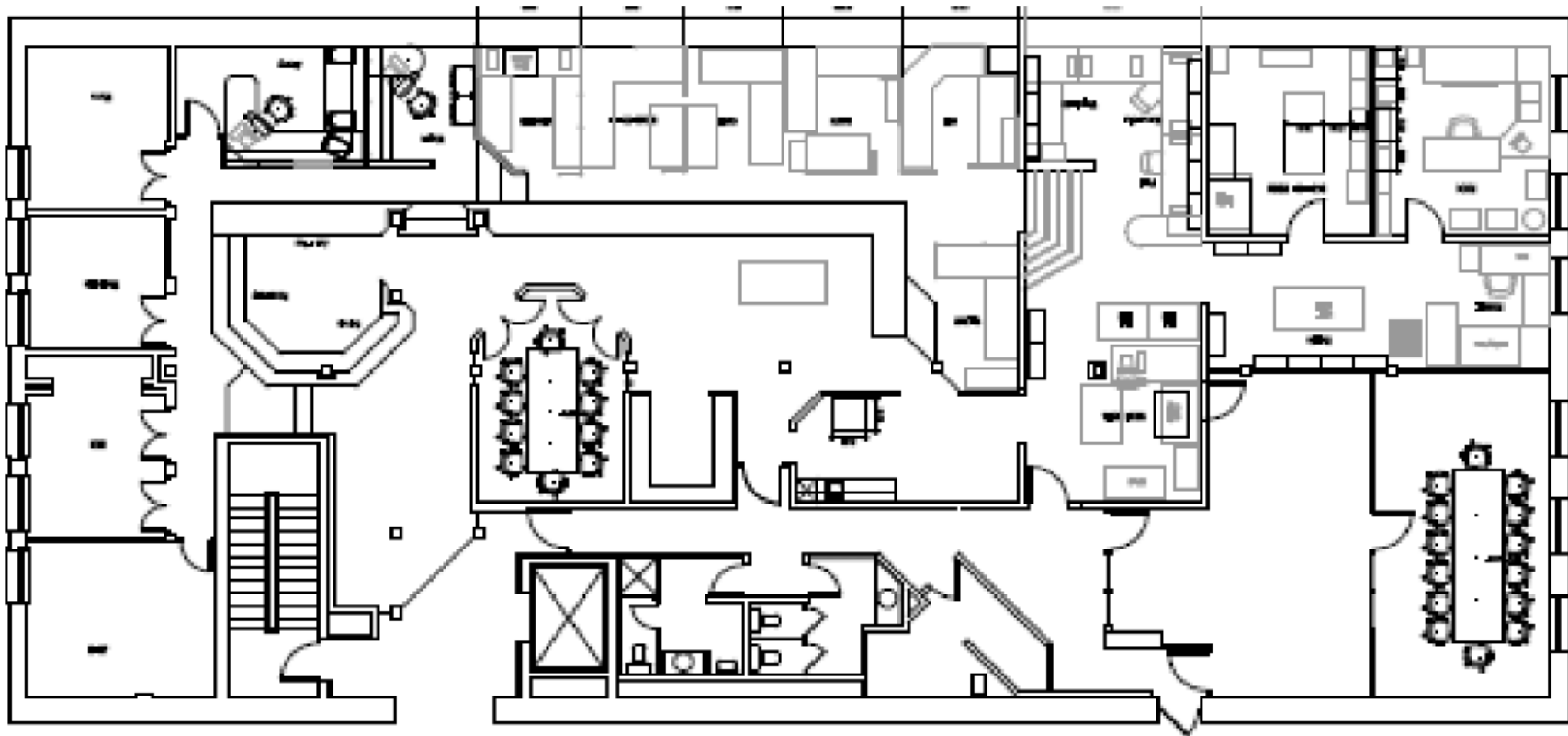
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Floor Plan



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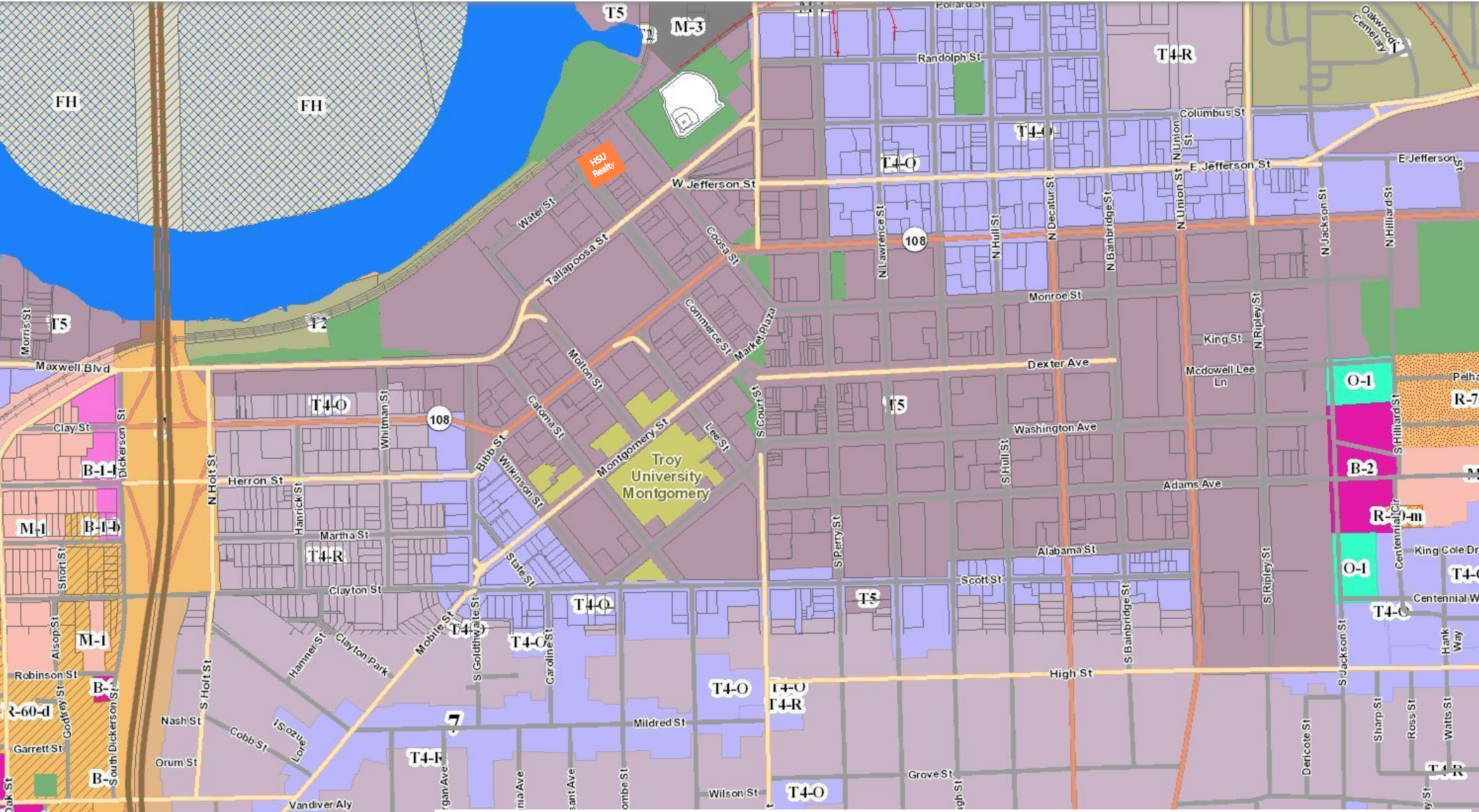
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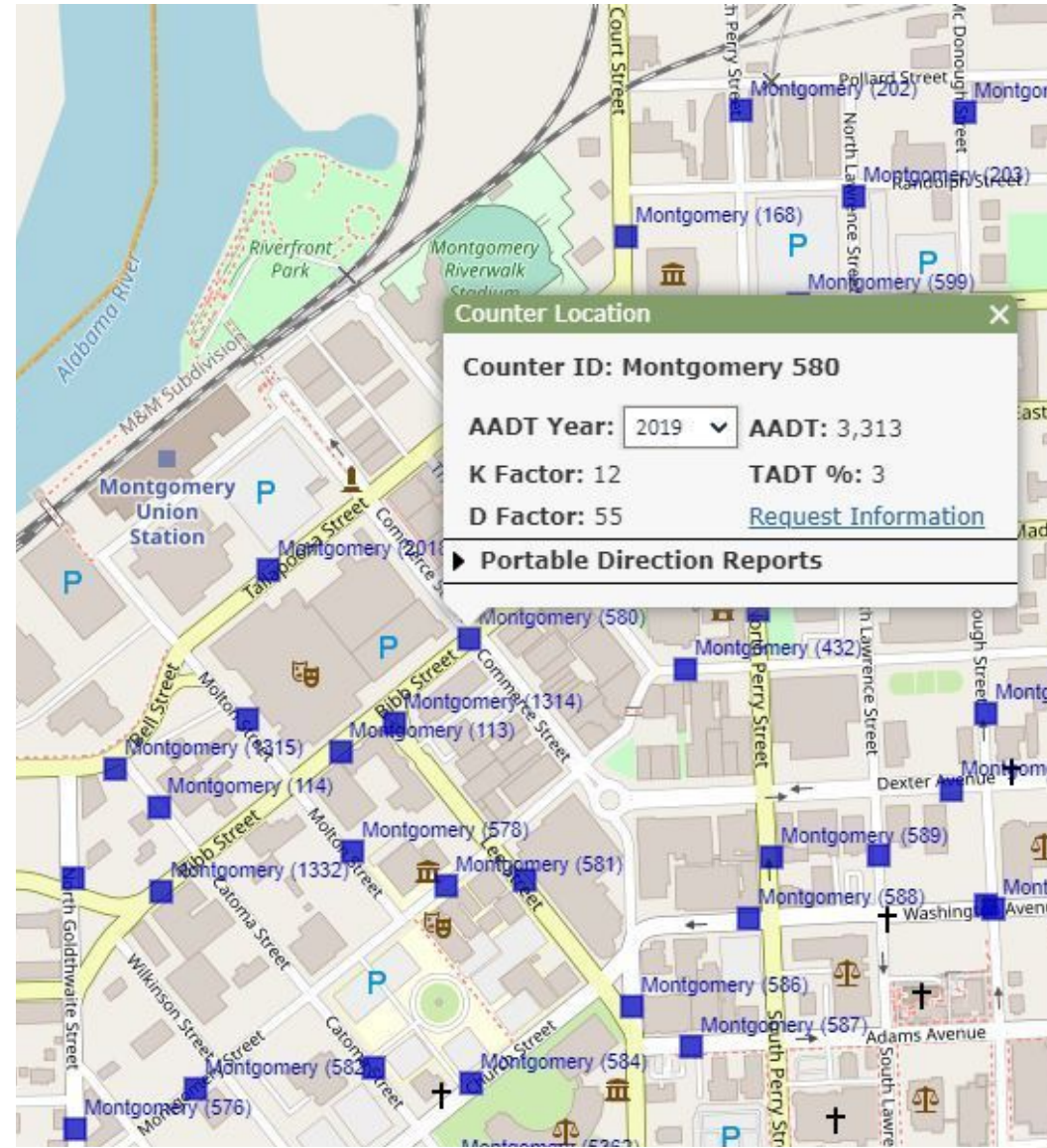
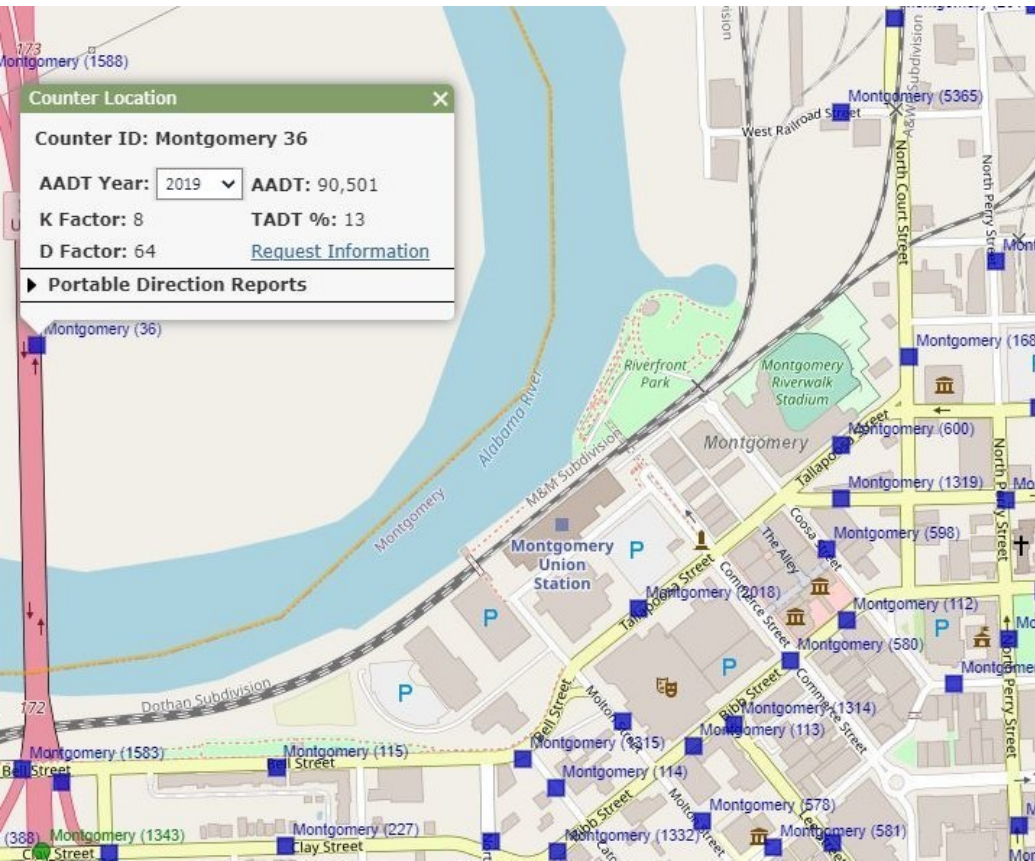
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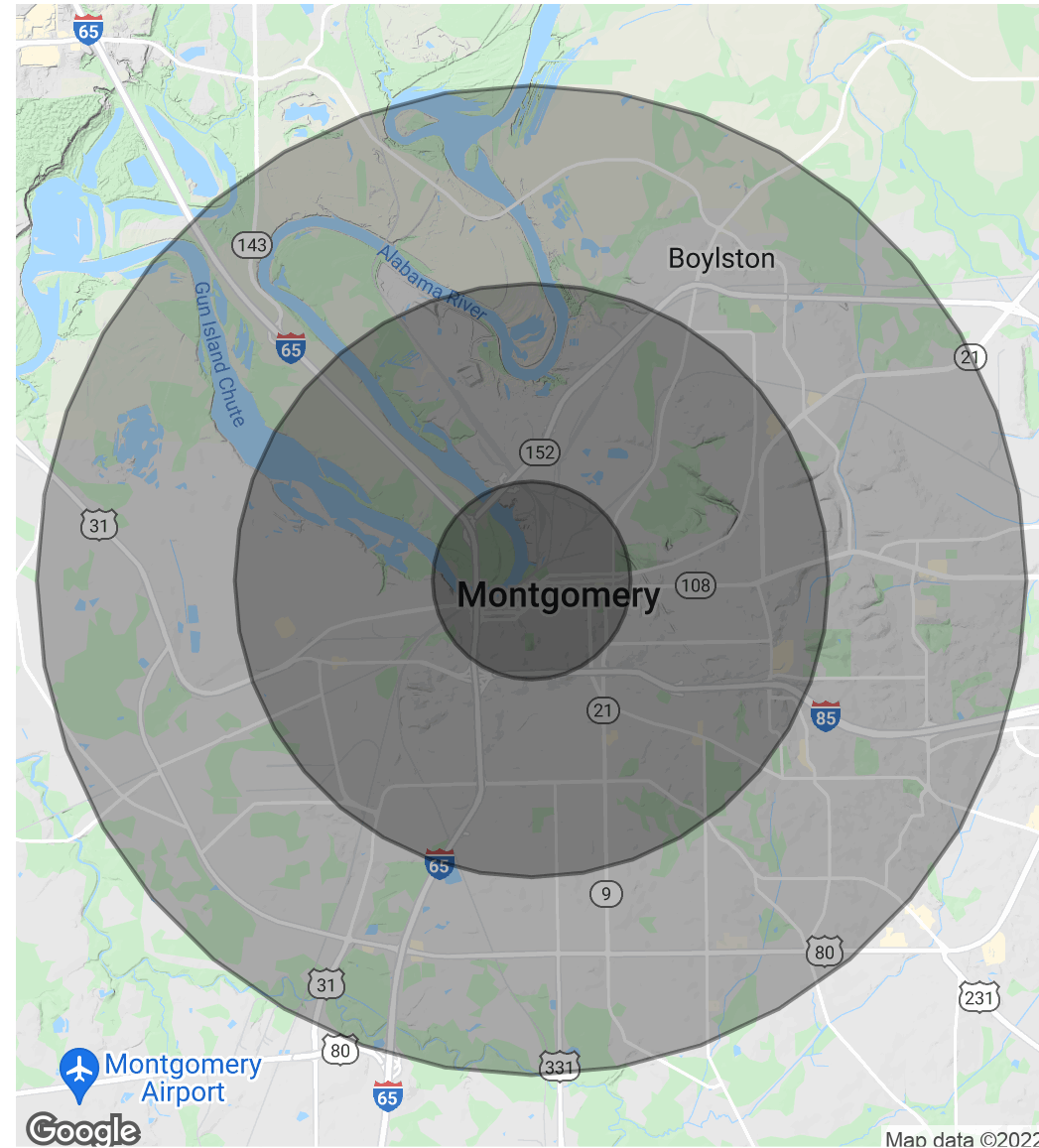
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,705	47,018	115,190
Average age	35.4	33.6	35.2
Average age (Male)	32.8	31.9	32.6
Average age (Female)	37.4	35.8	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,146	17,716	43,158
# of persons per HH	3.2	2.7	2.7
Average HH income	\$23,784	\$39,650	\$49,580
Average house value	\$27,816	\$81,194	\$149,424

* Demographic data derived from 2010 US Census



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