

INCOME PRODUCING COMMERCIAL CORNER LOT | OFFICE BUILDING FOR SALE

**3300 LOWER WETUMPKA RD.  
MONTGOMERY, AL 36110**



### OFFERING SUMMARY

Sale Price:	\$179,900
Shop Size:	1,000 SF
House Size:	2,700 SF
Zoning:	B-2

### PROPERTY OVERVIEW

This versatile property includes 1,000 ± SF of office space situated on a 15,514 ± SF lot zoned B-2. The site offers excellent exposure with approximately 101 feet of frontage on Lower Wetumpka Road and 152 feet on Rotary Street and is secured with chain-link fencing. The property is currently used as a used car lot, with an on-site shop and fenced area leased to a tenant for \$1,000 per month. At the rear of the property, there is a 2,700 ± SF home featuring two garages, which is leased to a residential tenant for \$950 per month. Together, the property generates \$1,950 in total monthly rental income. This location offers strong investment potential with **existing income and flexible use options**. For more information or to schedule a tour, contact **Mickey Phillips at 334-312-1100**.

### PROPERTY HIGHLIGHTS

- Income-producing property with two tenants:
- Shop & fenced lot tenant: \$1,000/month
- Residential tenant: \$950/month
- Total monthly rental income: \$1,950
- Flexible investment opportunity – property can be sold as a whole or subdivided
- Convenient location across from Pickett Street and near major thoroughfares

**PAUL HODGES**  
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334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



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## ADDITIONAL PHOTOS



**PAUL HODGES**

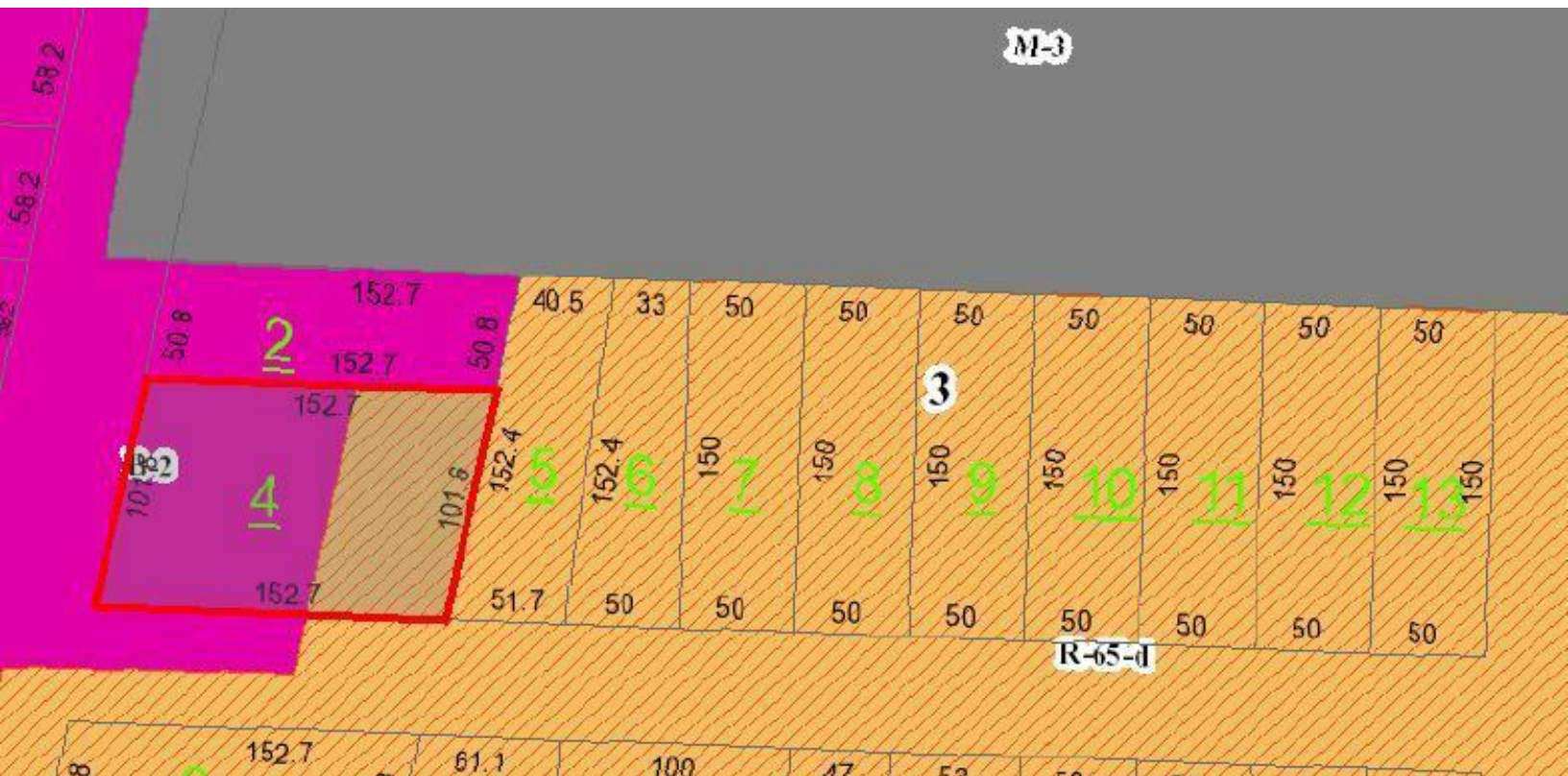
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## ZONING

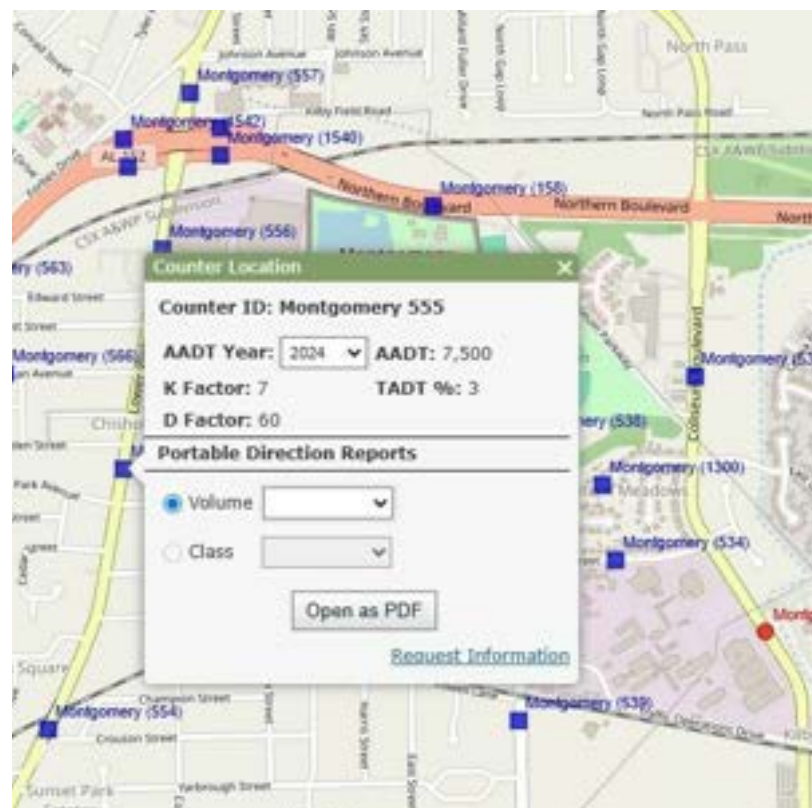
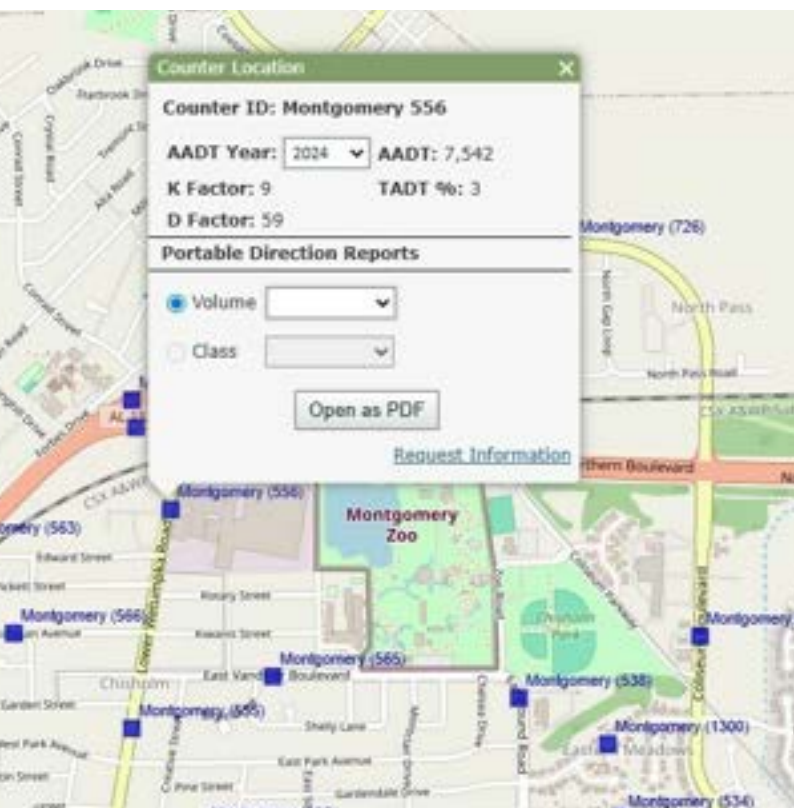
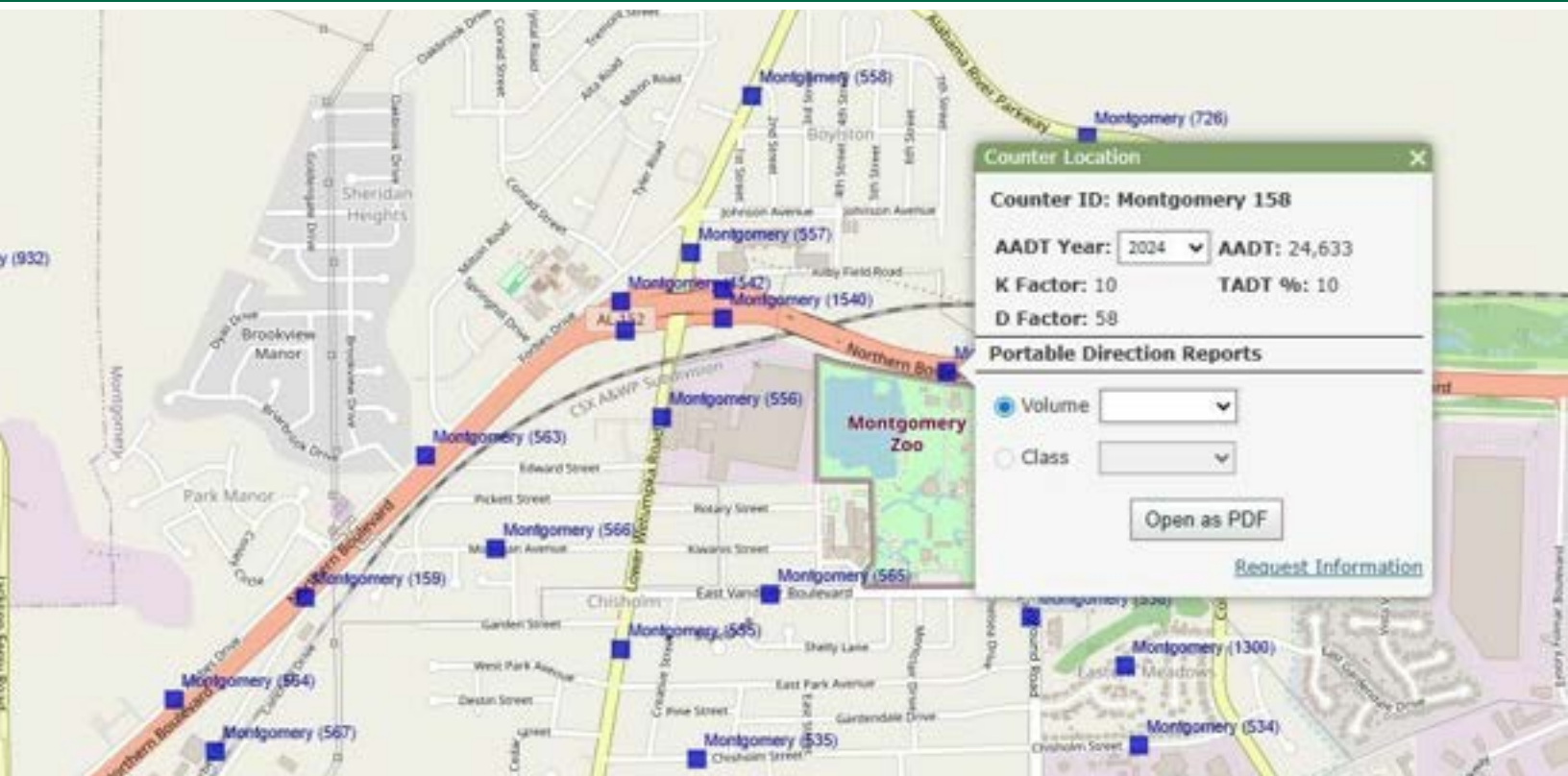


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## TRAFFIC DATA



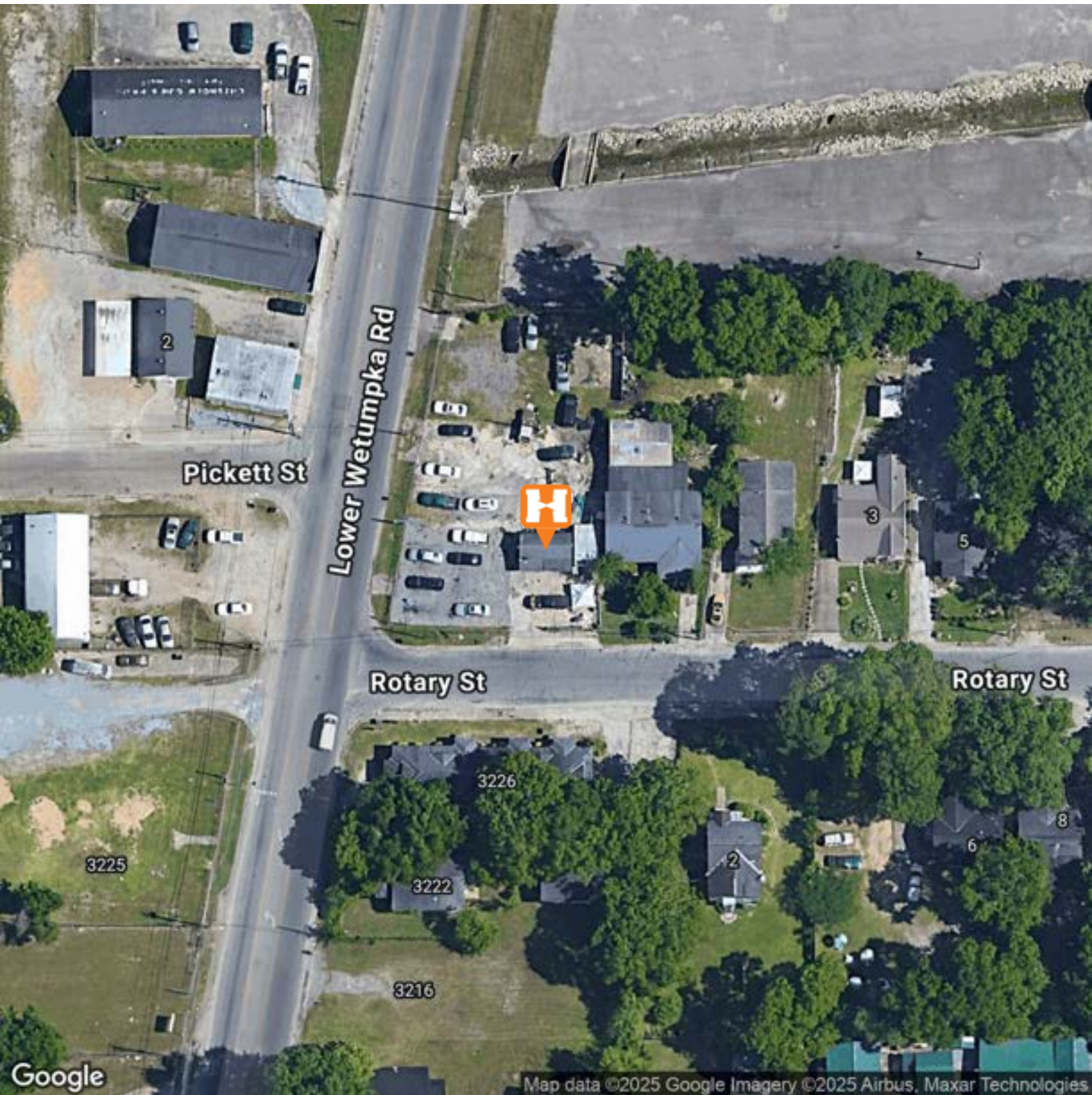
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## AERIAL MAP



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## LOCATION MAP

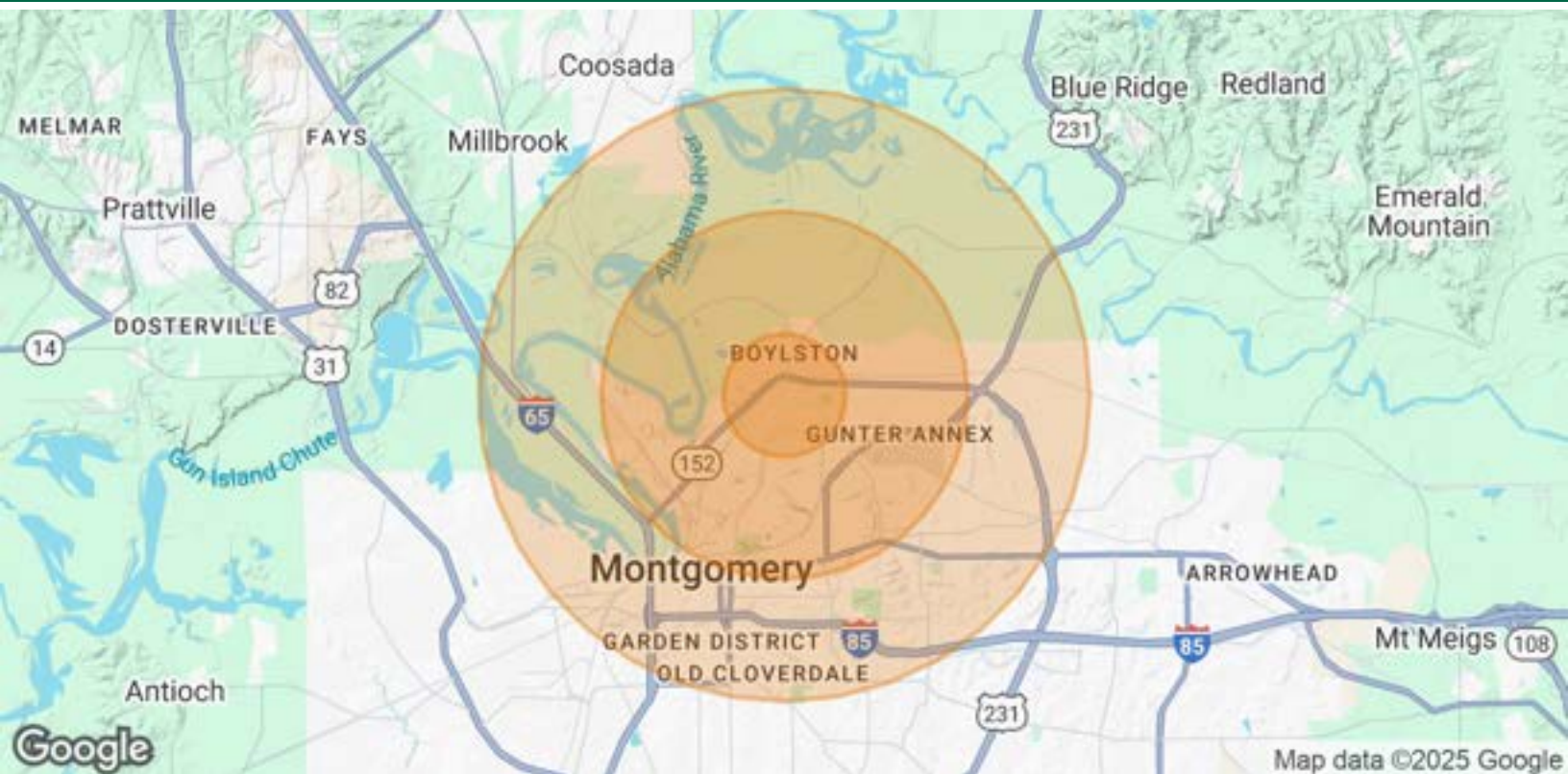


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## DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,193	23,523	67,113
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

## HOUSEHOLDS &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,889	9,737	27,116
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$53,271	\$59,386	\$65,071
Average House Value	\$126,869	\$133,338	\$175,058

Demographics data derived from AlphaMap

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