

FOR SALE

# THE LOFTS AT COTTAGE HILL

501 CLAYTON ST, MONTGOMERY, AL 36104



## PROPERTY DESCRIPTION

Partners Realty presents For Sale a 40-unit multifamily property in Montgomery, Alabama. Situated in a quiet, historic neighborhood just minutes from downtown Montgomery, this well-maintained 40-unit multifamily property offers an exceptional investment opportunity with strong, stable returns. Boasting consistently high occupancy rates of over 94%, the complex benefits from a desirable location with easy access to downtown restaurants, entertainment, and Maxwell Air Force Base.

Recent improvements—including fresh landscaping, new roof installation, and exterior painting—enhance curb appeal and minimize near-term capital expenditures. Professional property management is already in place, ensuring smooth day-to-day operations and tenant satisfaction.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$3,650,000
Number of Units:	40
Lot Size:	84,473 SF
Building Size:	5,272 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,742	8,068	16,902
Total Population	4,026	20,379	42,123
Average HH Income	\$42,196	\$49,613	\$55,813

REG MANTOOTH

334.277.1077

reg@partnersrealty.info

**PARTNERS**  
REALTY  
REAL ESTATE ADVISORS



FOR SALE

# THE LOFTS AT COTTAGE HILL

501 CLAYTON ST, MONTGOMERY, AL 36104



**REG MANTOOTH**

334.277.1077

reg@partnersrealty.info

**PARTNERS**  
REALTY

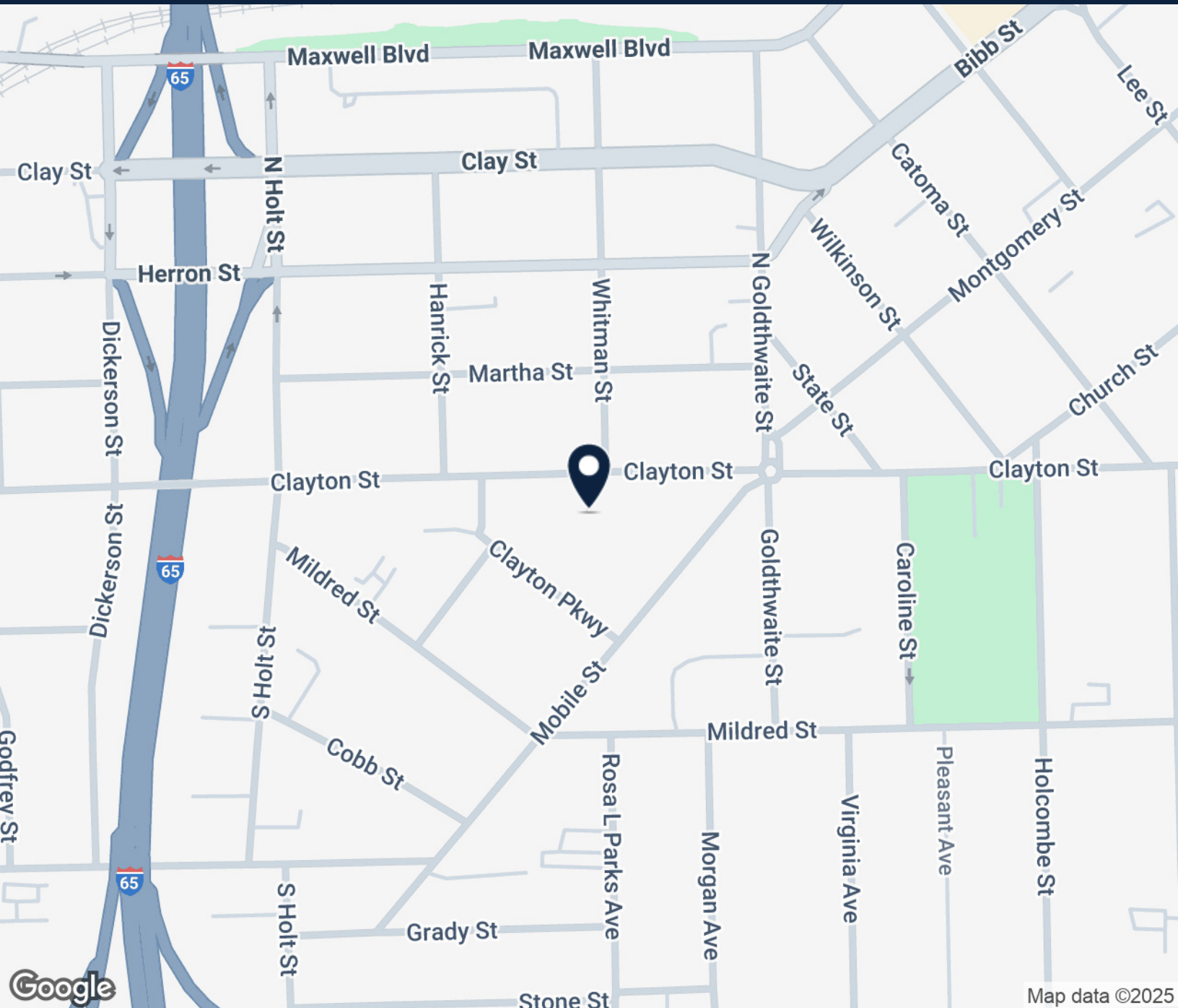
REAL ESTATE ADVISORS



FOR SALE

# THE LOFTS AT COTTAGE HILL

501 CLAYTON ST, MONTGOMERY, AL 36104



REG MANTOOTH

334.277.1077

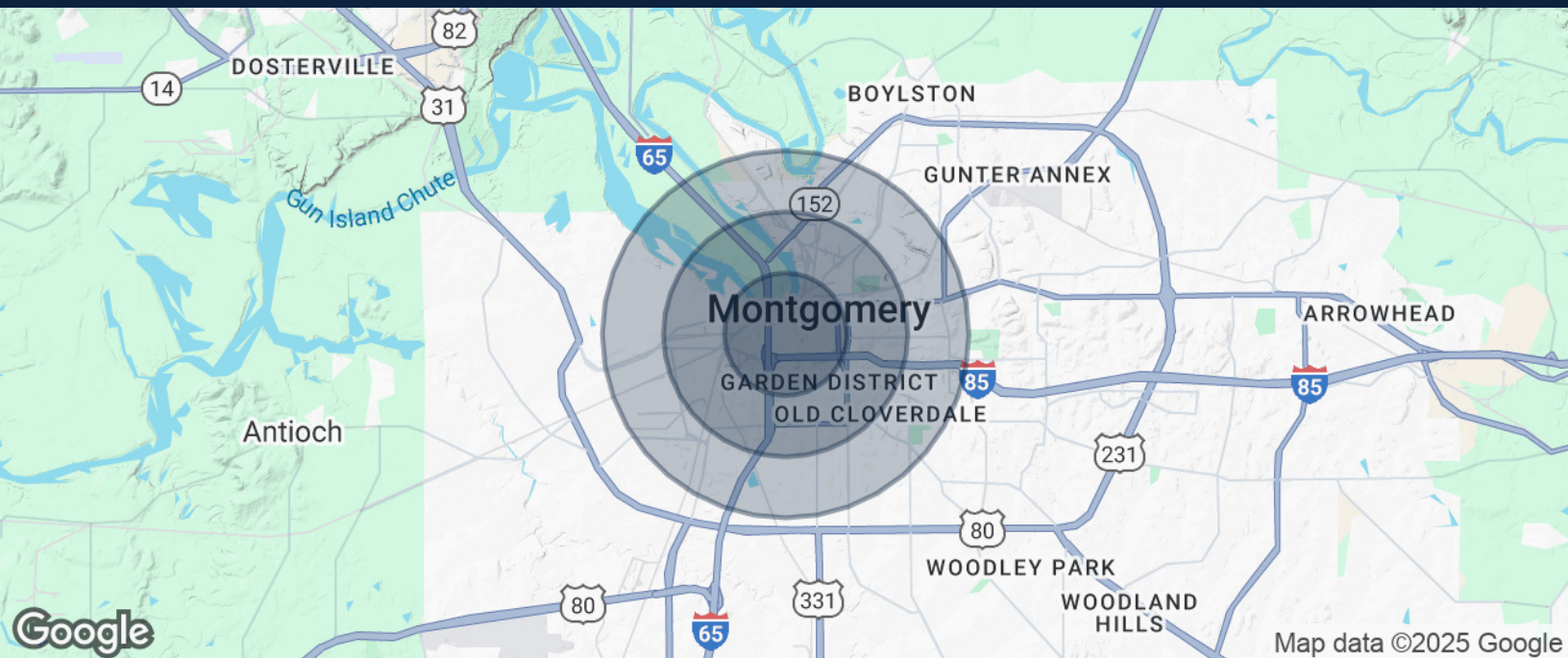
reg@partnersrealty.info

**PARTNERS**  
REALTY  
REAL ESTATE ADVISORS

FOR SALE

# THE LOFTS AT COTTAGE HILL

501 CLAYTON ST, MONTGOMERY, AL 36104



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,026	20,379	42,123
Average Age	42	39	39
Average Age (Male)	40	37	38
Average Age (Female)	45	40	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,742	8,068	16,902
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$42,196	\$49,613	\$55,813

REG MANTOOTH

334.277.1077

reg@partnersrealty.info

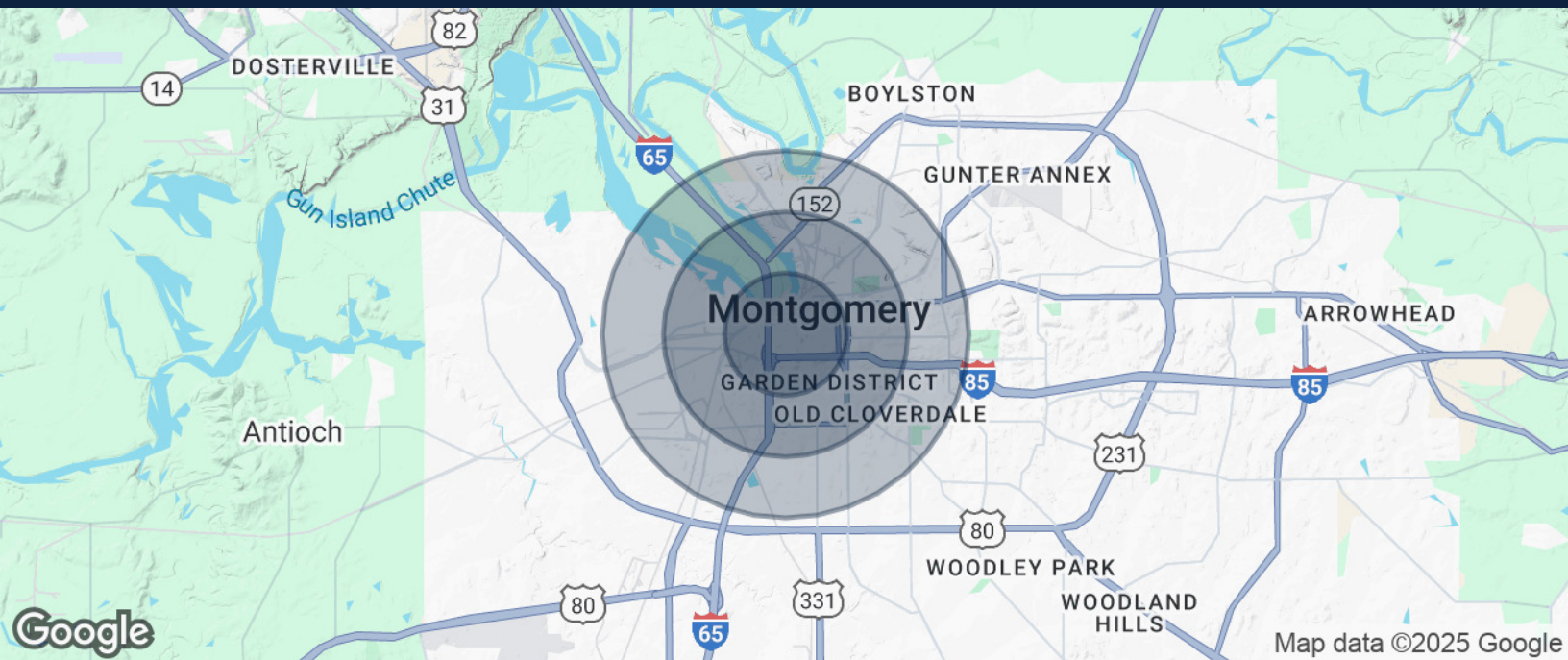
**PARTNERS**  
REALTY  
REAL ESTATE ADVISORS



FOR SALE

# THE LOFTS AT COTTAGE HILL

501 CLAYTON ST, MONTGOMERY, AL 36104



Average House Value

\$222,445

\$184,112

\$174,292

*Demographics data derived from AlphaMap*

**REG MANTOOTH**

334.277.1077

reg@partnersrealty.info

**PARTNERS**  
REALTY  
REAL ESTATE ADVISORS