

3120 ZELDA CT

MONTGOMERY, AL 36106

Executive Summary



OFFERING SUMMARY

Sale Price:	\$499,000	<ul style="list-style-type: none">The building contains as many as 9 private offices with three potential locations for open-office cubiclesThe sizeable executive office has a private bathroom
Lot Size:	± 0.29 Acres	<ul style="list-style-type: none">The 2-story reception hall opens to a large conference room with French doors overlooking a private courtyardThe unique custom design has open floor plans with abundant natural light and is in excellent condition
Year Built:	1988	<ul style="list-style-type: none">Surrounded by numerous restaurants, shopping and professional officesTwo AC systems (upstairs 2.5 years old, downstairs, 6.5 years old)
Building Size:	± 3,685	<ul style="list-style-type: none">Roof replaced 2008Lush landscaping with irrigation system
Renovated:	2023	<ul style="list-style-type: none">Extensive exterior lighting.Security system
Zoning:	B-2	<ul style="list-style-type: none">Small breakroom with full-size refrigerator.± 0.5 Miles from I-85± 3.5 Miles from Downtown Montgomery
Price / SF:	\$135.41	

PROPERTY HIGHLIGHTS

- The building contains as many as 9 private offices with three potential locations for open-office cubicles
- The sizeable executive office has a private bathroom
- The 2-story reception hall opens to a large conference room with French doors overlooking a private courtyard
- The unique custom design has open floor plans with abundant natural light and is in excellent condition
- Surrounded by numerous restaurants, shopping and professional offices
- Two AC systems (upstairs 2.5 years old, downstairs, 6.5 years old)
- Roof replaced 2008
- Lush landscaping with irrigation system
- Extensive exterior lighting.
- Security system
- Small breakroom with full-size refrigerator.
- ± 0.5 Miles from I-85
- ± 3.5 Miles from Downtown Montgomery

GENE CODY, CCIM, SIOR

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Aerial View



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Exterior Photos



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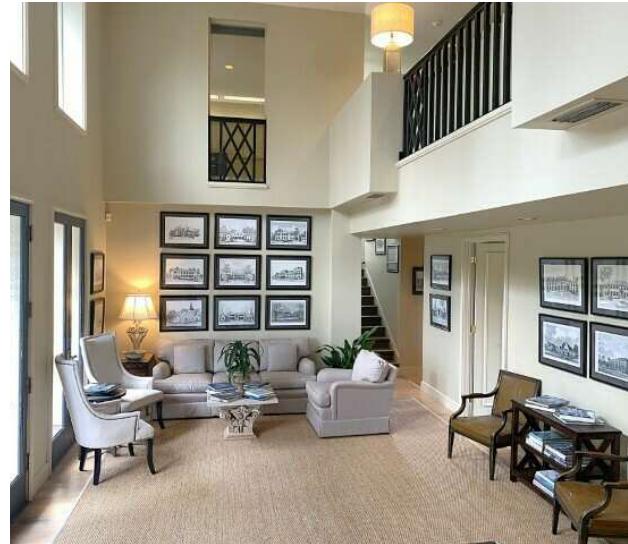
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Interior Photos



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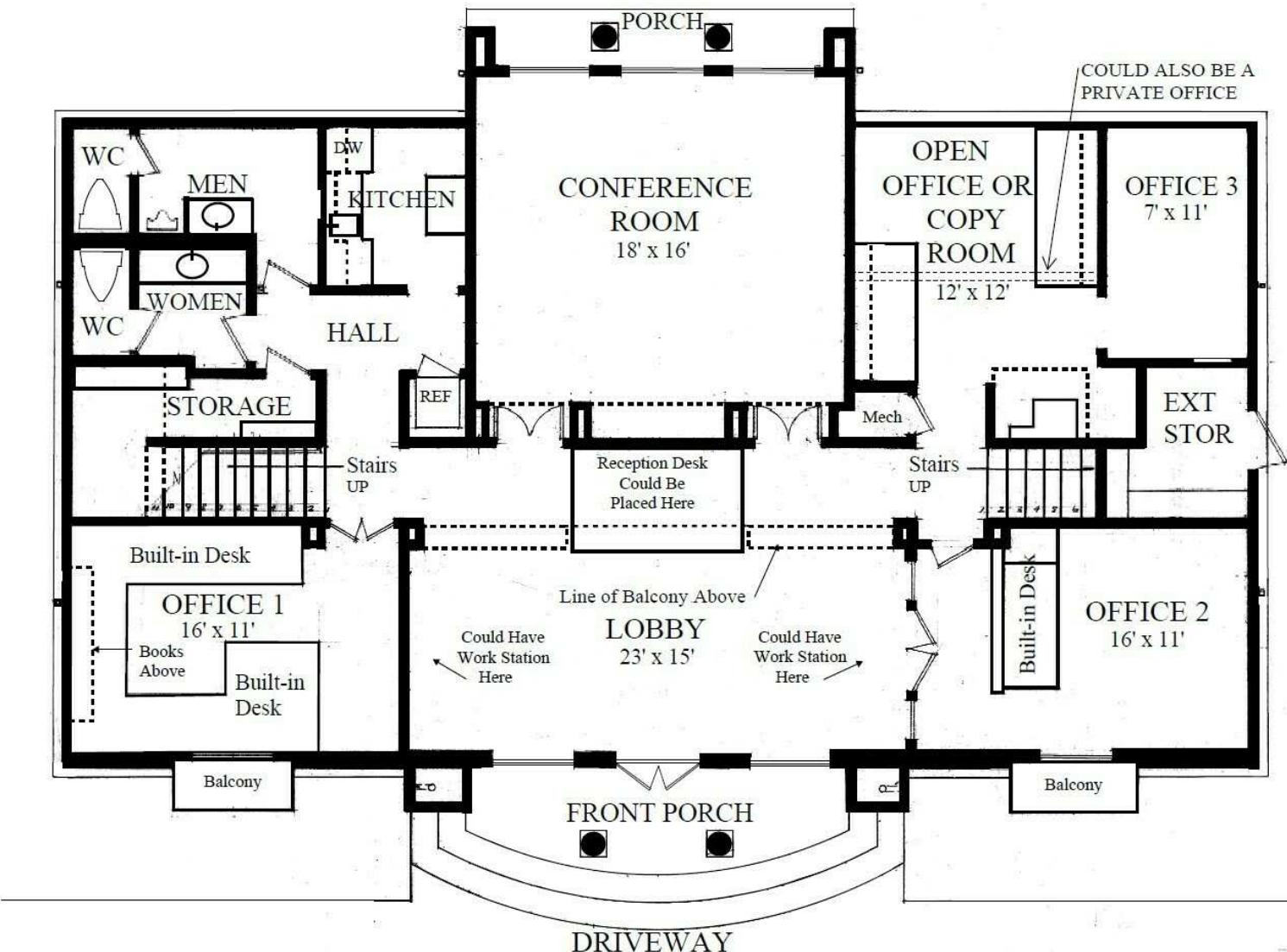
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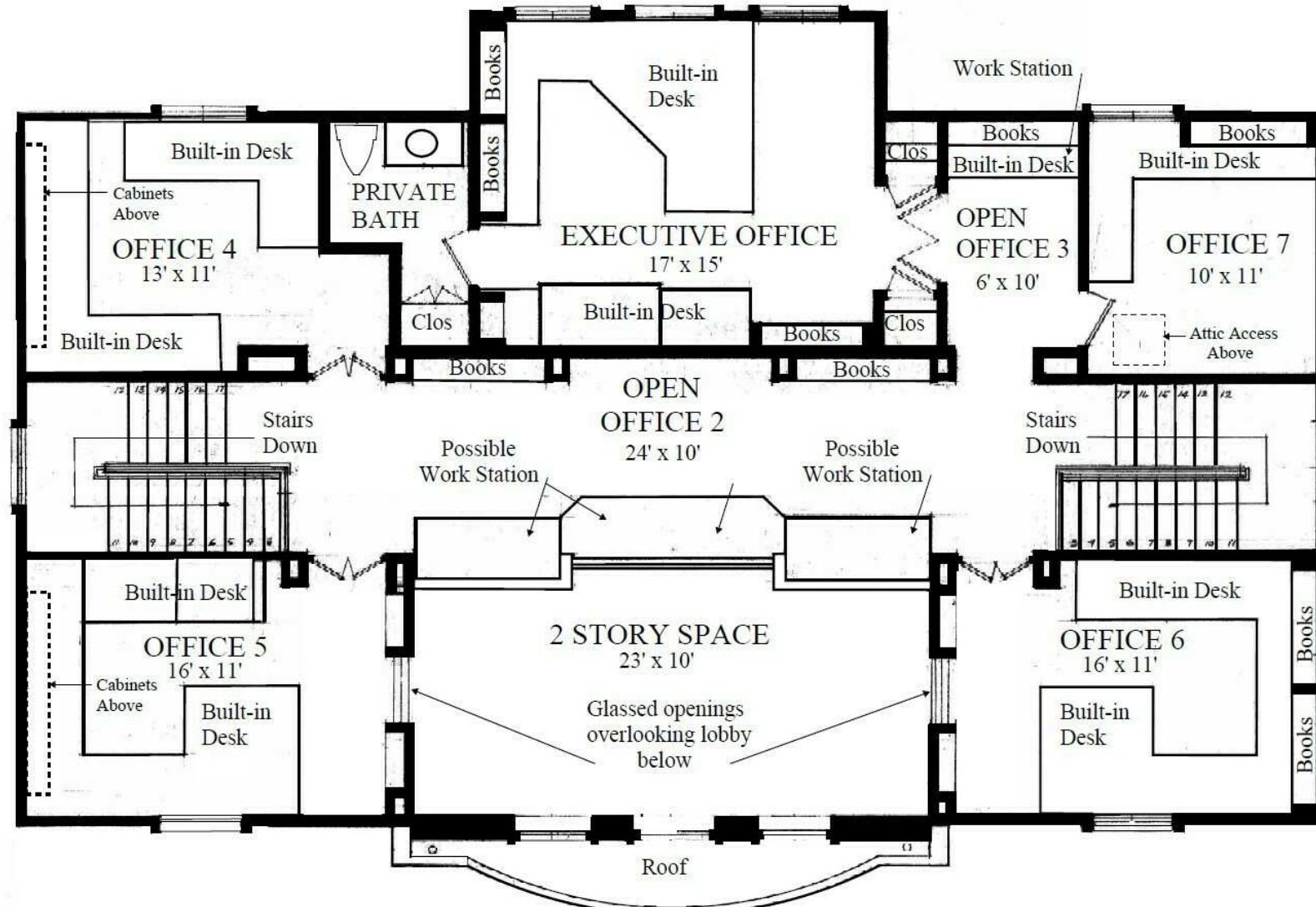
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Second Floor Plan



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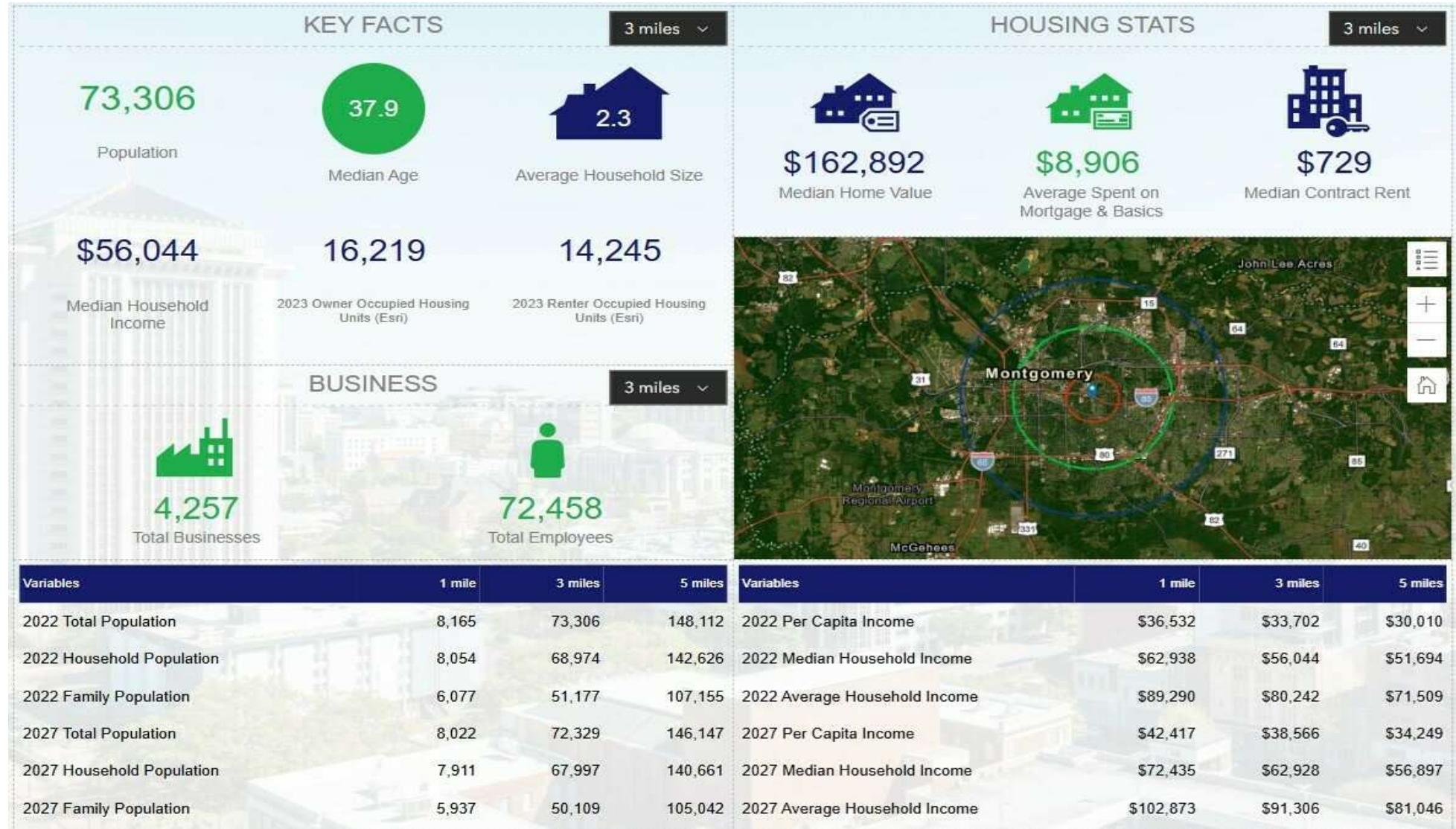
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Demographics



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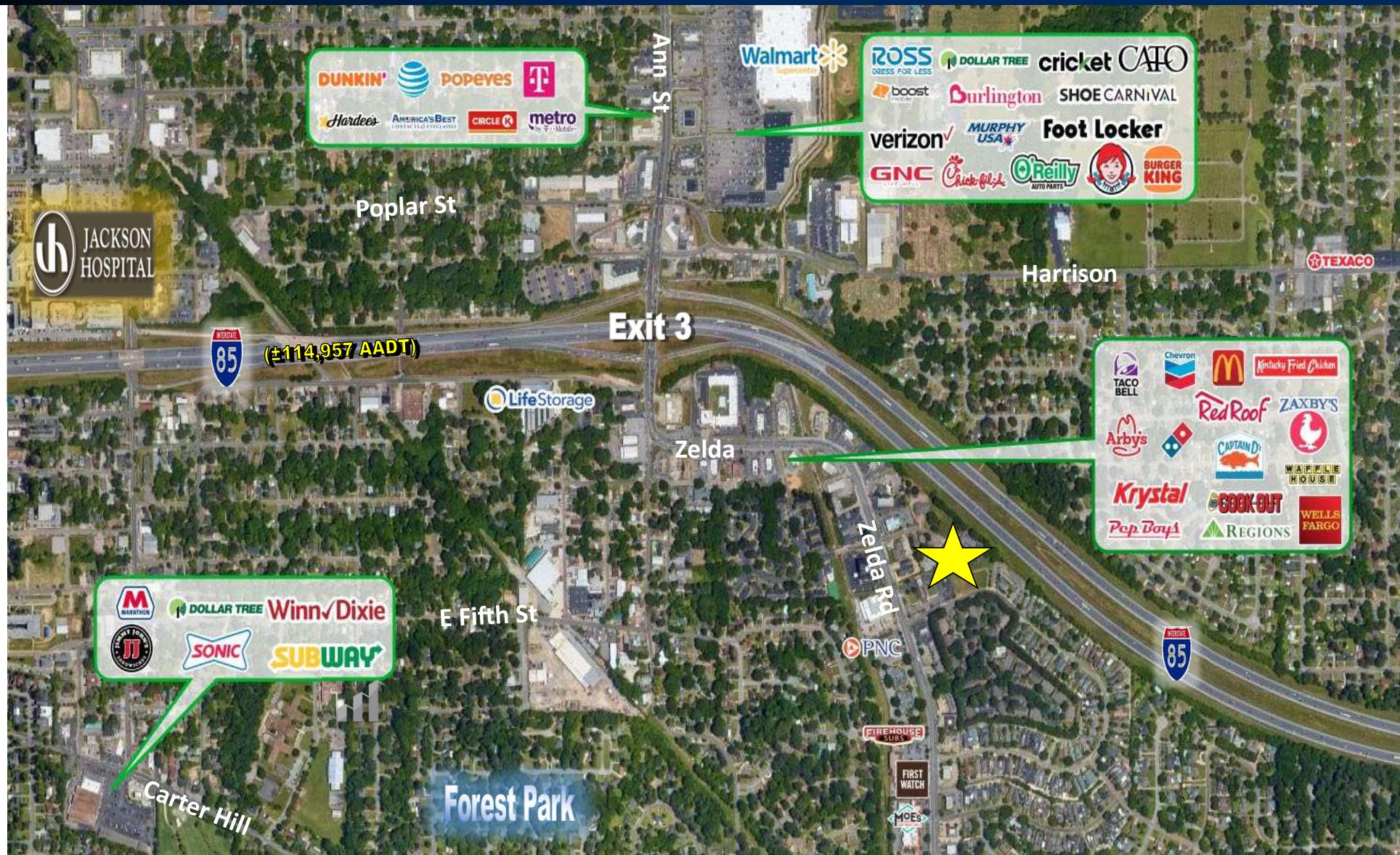
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Retail Map



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