

SALE PRICE: **\$690,000** **LEASE RATE:** **\$10.00** Per SF

LAND SIZE: .17± ACRES

BUILDING SIZE: 11,673 ±SF 2 STORIES

ZONING: SMART CODE

VISIBILITY: EXCELLENT

LOCATION:

- ADJACENT TO **CHAMBER OF COMMERCE**
- IN THE **HEART OF DOWNTOWN MONTGOMERY'S CENTRAL BUSINESS DISTRICT**
- **WALKING DISTANCE** TO RESTAURANTS, MARKET & ALLEY ENTERTAINMENT DISTRICTS
- 450± NEW RESIDENTIAL UNITS
- DOCK HIGH LOADING DOCK / SERVICE ELEVATOR
- **OPEN FLOOR PLAN** / CONCRETE CONSTRUCTION
- 0.8 MILE FROM I-65 | 1.3 MILE FROM I-85

Demographics	1 Mile	3 Mile	5 Mile
Day Time Population	37,530	63,490	96,551
Residential Population	3,849	50,407	107,877
Total Businesses	1,915	4,102	6,498



31 Commerce St.
Montgomery, AL

Jon C. Masters

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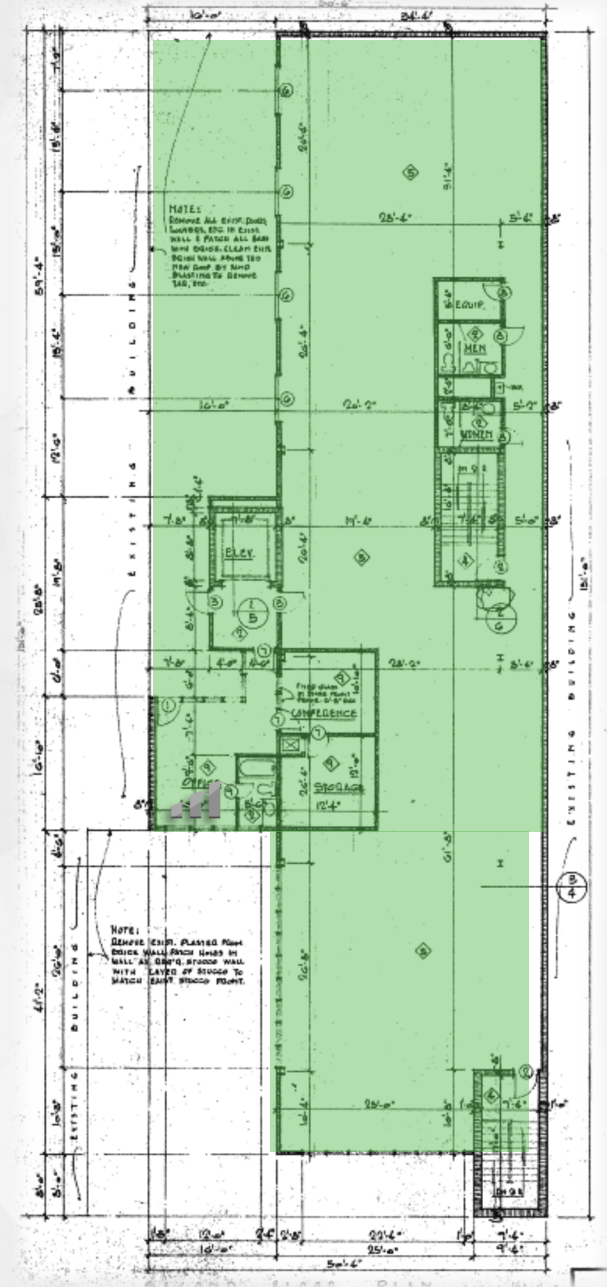
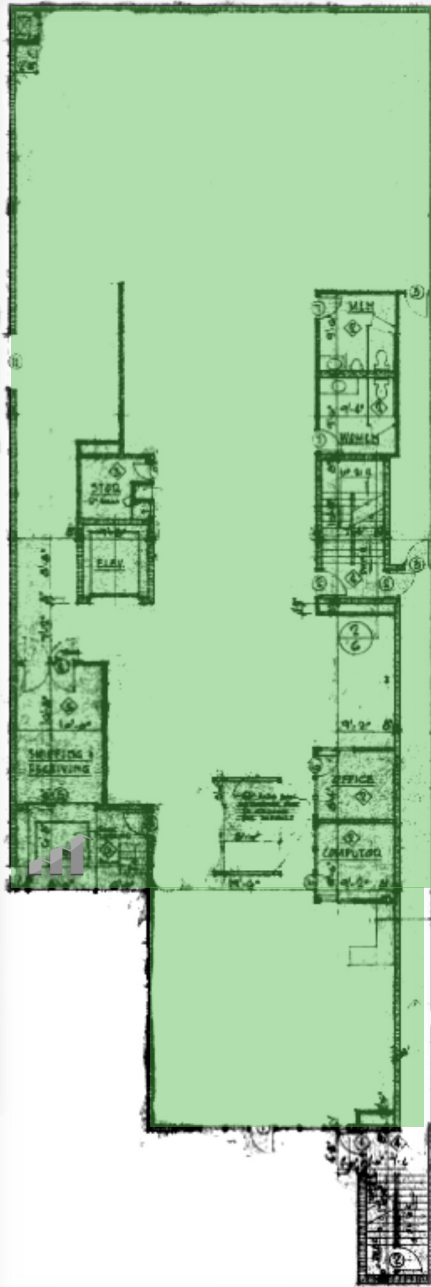
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