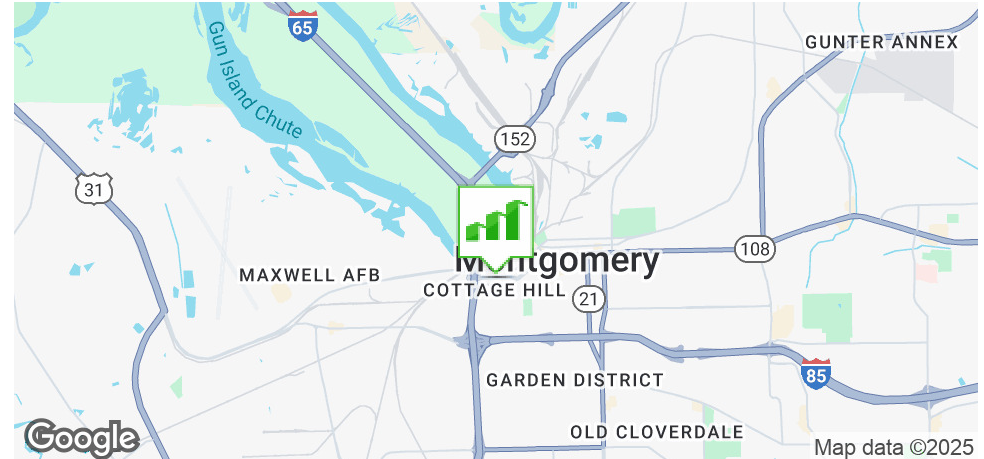


532 CLAY ST

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$465,000 |
| Lot Size: | ± 0.22 Acres |
| Year Built: | 1890 |
| Building Size: | ± 4,255 |
| Zoning: | T4-R |
| Market: | Montgomery |
| Price / SF: | \$109.28 |

PROPERTY HIGHLIGHTS

- Property has annual income of \$34,500
- Current tenants annual revenue - approx. \$120,000
- Charming historic building with 4,255 SF of space
- PERFECT for restaurant, catering or event space
- Former Goat Haus Bier Garten Restaurant
- Built in 1890, adding character and appeal
- Zoned T4-R, allowing for versatile retail/restaurant use
- Prime location in the heart of Montgomery
- High visibility for maximum exposure
- 1,000 + Hotel Rooms in Downtown, 600 within 3 blocks
- Unique architectural details for a distinctive ambiance
- Best views in the City!
- 1,000 + Hotel Rooms in Downtown, 600 within 3 blocks
- Proximity to major transportation and amenities Historic charm combined with modern conveniences
- ±1.1 miles from I-85/I-65 Interchange
- ±1.7 miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors and Retirees

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

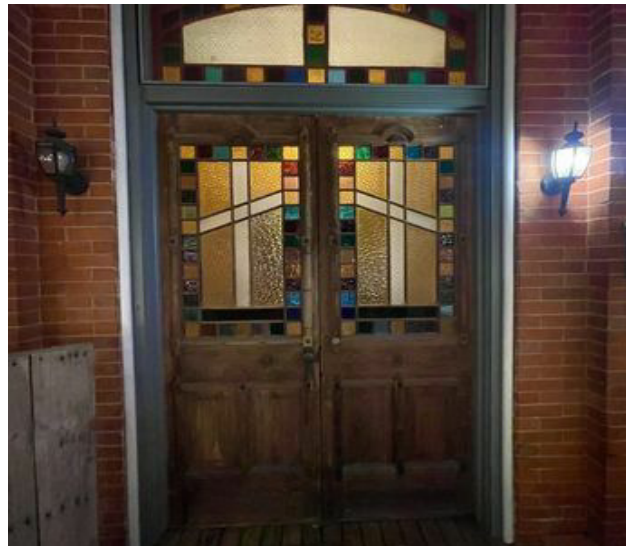
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Additional Photos



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Retail Map



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