

# 532 CLAY ST

MONTGOMERY, AL 36104

# Executive Summary



## OFFERING SUMMARY

Available SF:	4,255 SF
Lease Rate:	Contact Agent
Lot Size:	0.22 Acres
Year Built:	1890
Building Size:	4,255
Zoning:	T4-R
Market:	Montgomery

## PROPERTY HIGHLIGHTS

- Current tenant includes Goat Haus Biergarten Restaurant on the 1st floor- 2nd Floor houses a residential tenant and Air Bnb space. The residential tenant pays \$1,600/month (lease set to expire 2027). The Air bnb units brings in on average \$1,200/month.
- Charming historic building with 4,255 SF of space
- 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
- Perfect event venue
- 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

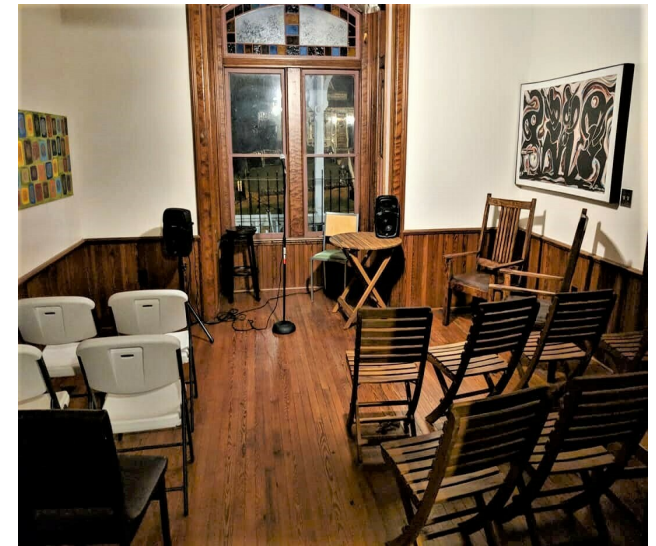
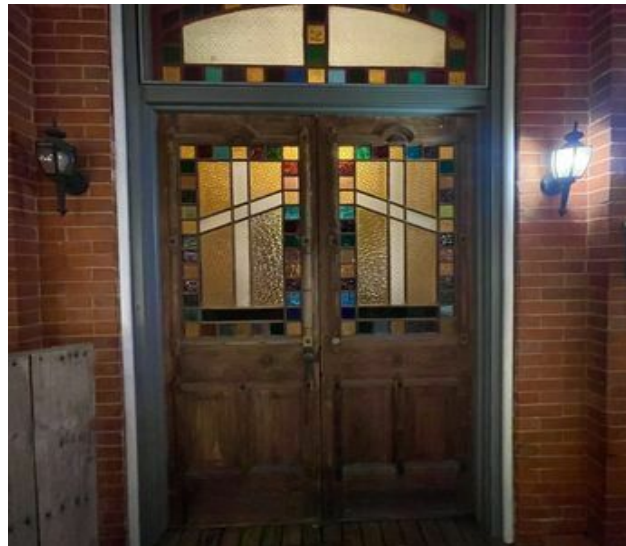
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**Additional Photos**



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# Lease Spaces



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
532 Clay Street	Available	4,255 SF	NNN	Contact Agent

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## Retail Map



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