

5,000 +/- SF OFFICE, 14 OFFICES | OFFICE BUILDING FOR SALE
4111 WALL ST. MONTGOMERY, AL



OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	5,012 SF
Available SF:	5,012 SF
Lot Size:	14,800 SF
Price / SF:	\$69.83
Year Built:	1991
Zoning:	B-2

PROPERTY OVERVIEW

Introducing an exceptional opportunity for office building investment in Montgomery. This impressive property features a spacious 5,012 square foot building, comprising 104 units with a construction date of 1991, ensuring modern utility and efficiency. Boasting a B-2 zoning designation, the property is primed for a range of commercial uses. Situated in a prime Montgomery location, this versatile building presents a lucrative investment with a high potential for a variety of office-related ventures. Whether seeking a flagship office space or a lucrative addition to a growing portfolio, this property offers the ideal blend of size, quality, and versatility for the discerning investor. For more information contact Mickey Phillips at 334-312-1100 or Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- 14 Offices
- 4 Bathrooms
- 2 reception areas
- 1 waiting room
- ALDOT 2022 Carmichael Rd. - 16,347 daily

ED FLEMING
defleming7@gmail.com
334.652.2121

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



Hodges
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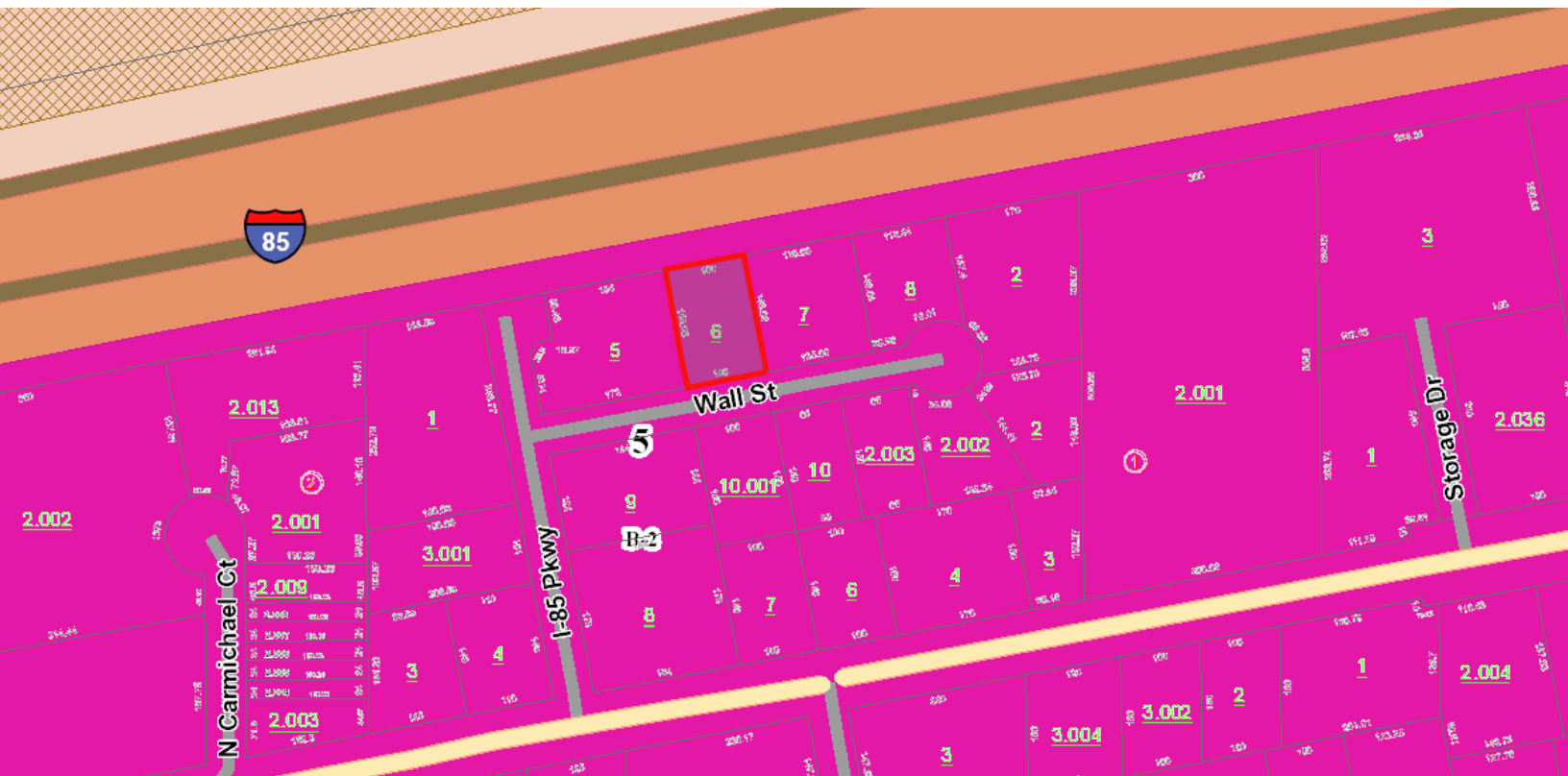
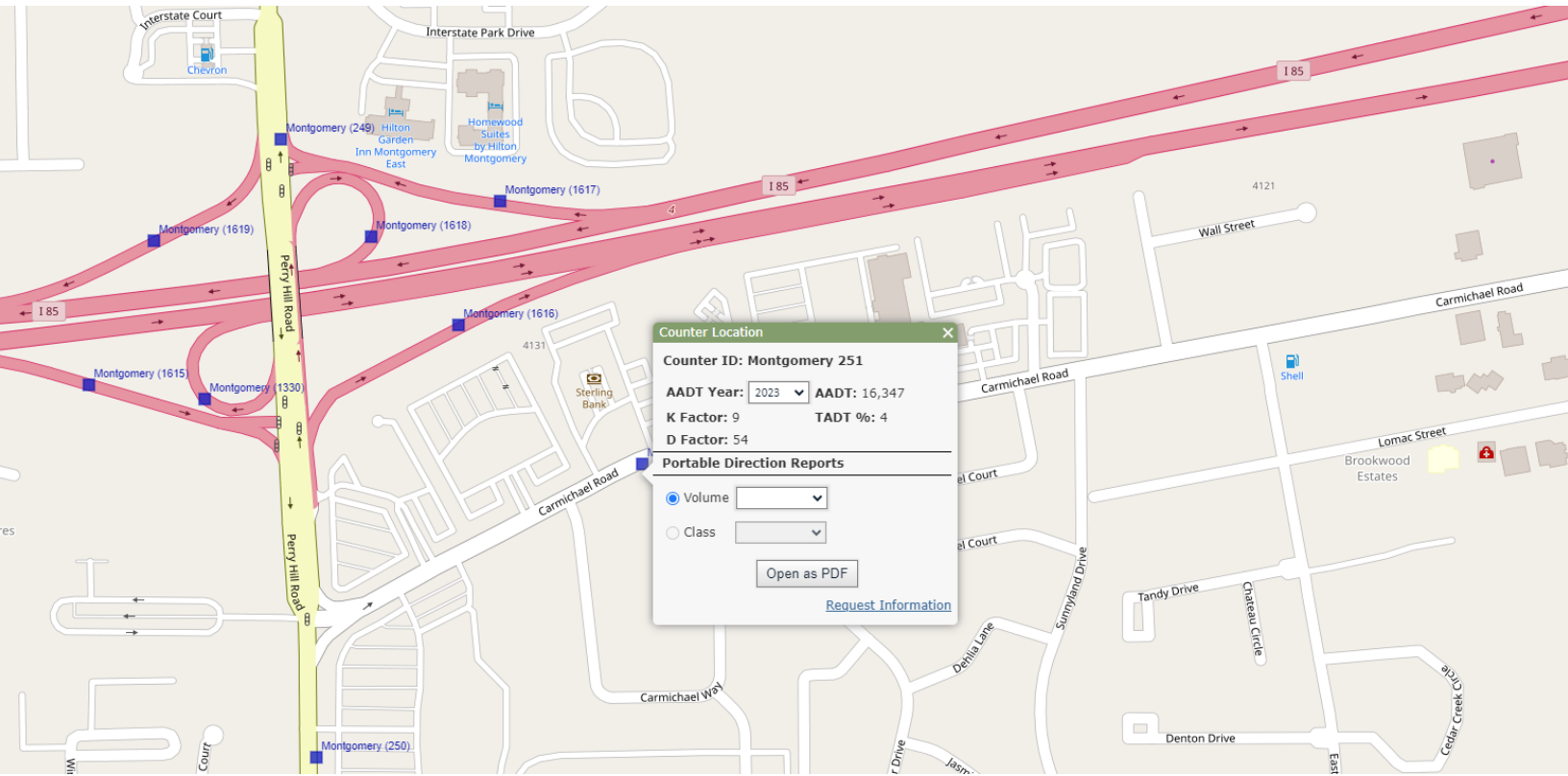
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ZONING & TRAFFIC DATA



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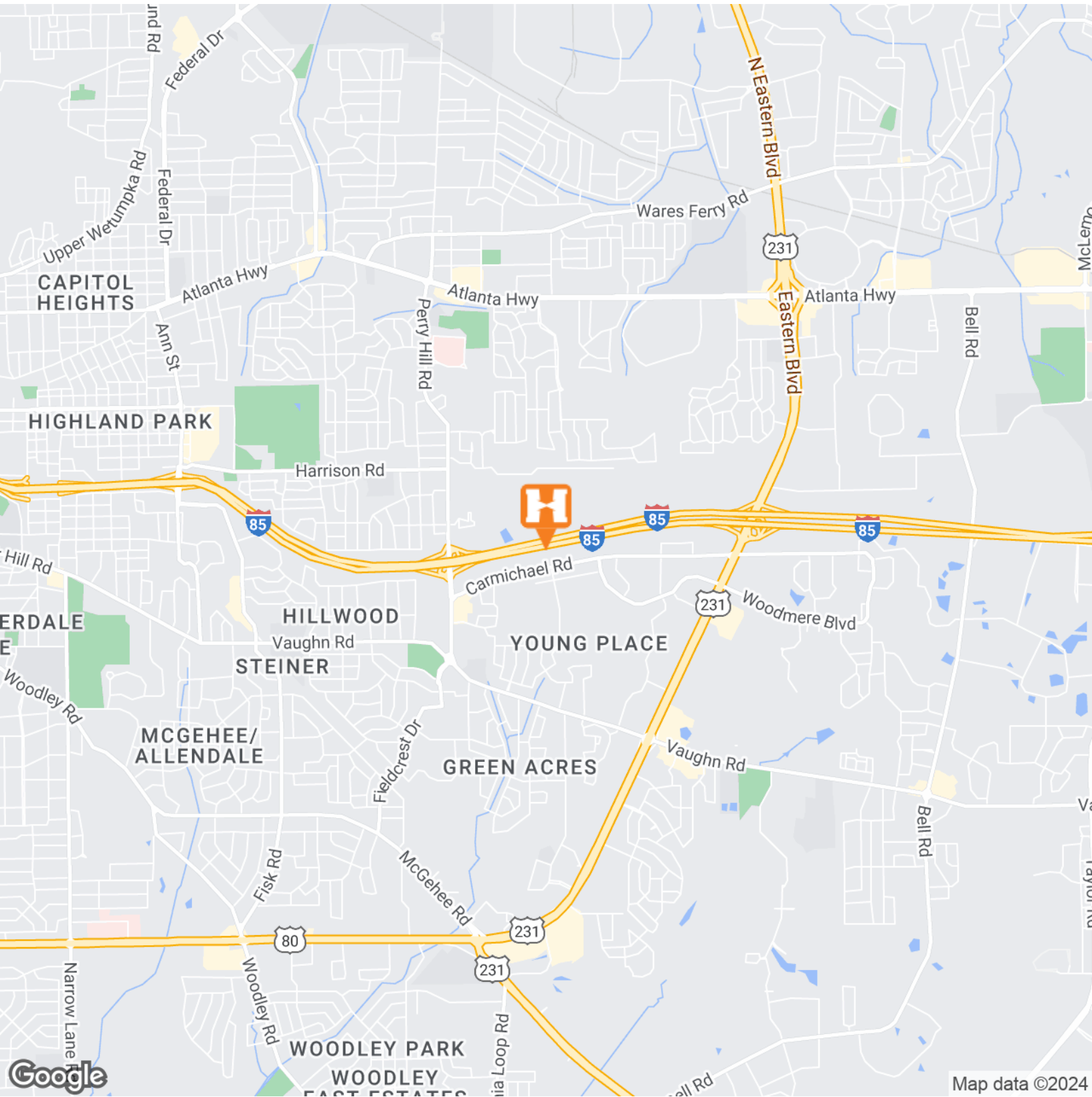
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LOCATION MAP



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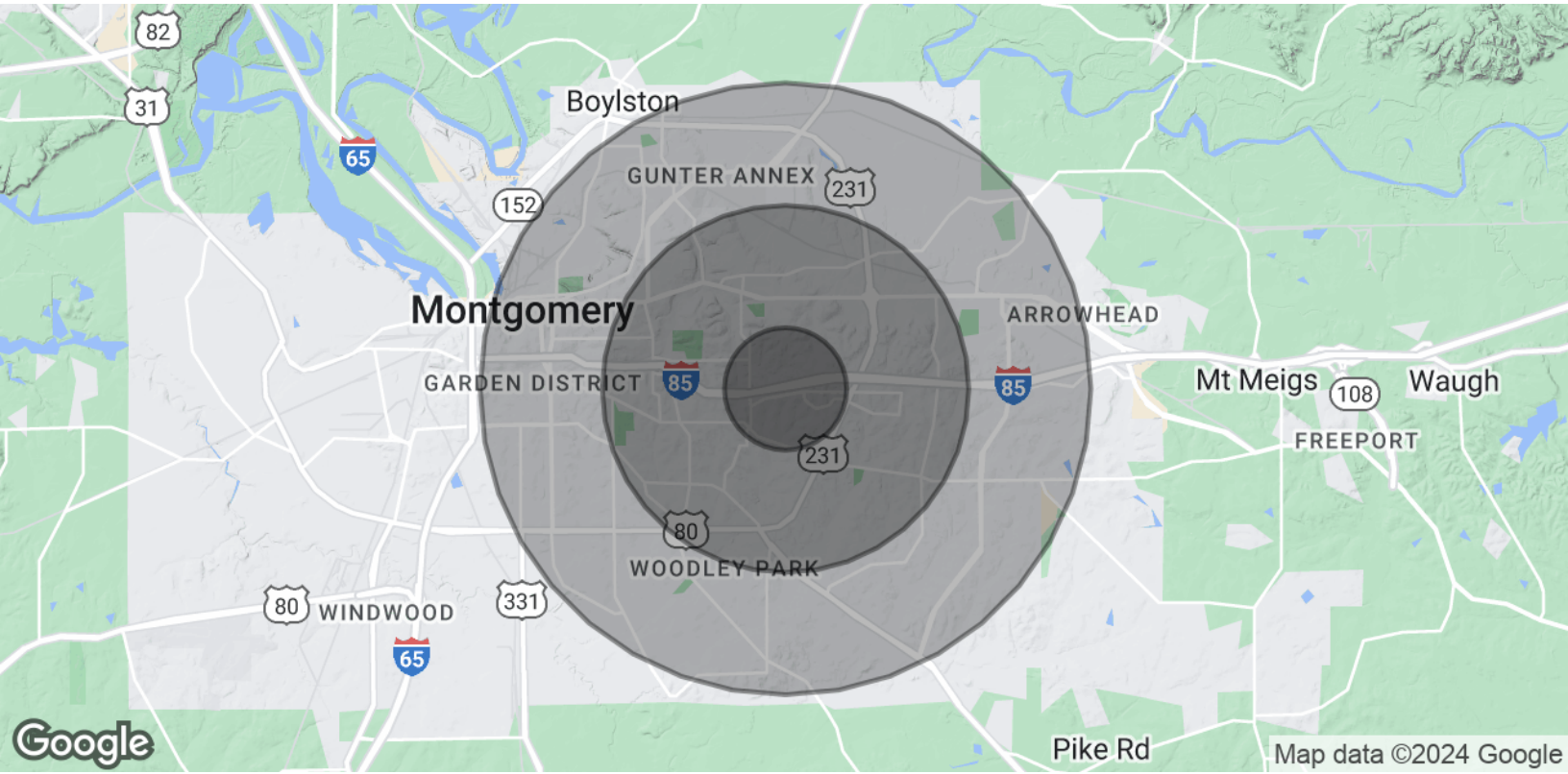
Map data ©2024

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,784	74,407	159,280
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,191	32,827	67,271
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$81,112	\$70,269	\$71,506
Average House Value	\$230,895	\$199,881	\$201,508

Demographics data derived from AlphaMap

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