



**John Hall & Company**  
Commercial / Investment Property / Land  
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**FOR SALE**  
**4252 Carmichael Road**  
**Montgomery, Alabama 36106**



**LOCATION: 4252 Carmichael Road**

**SALE PRICE: \$595,000**

**LOT SIZE: .57 Acres, irregular**

**ZONING: Office**

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

## **Property Highlights:**

- **Excellent location only 10 minutes to historic downtown Montgomery.**
- **Only .5 miles from I-85 (90,000+ cars per day).**
- **AADT on Carmichael Road is 19,130.**
- **Population is 8,143 in a one-mile radius.**
- **Surrounded by professional offices, restaurants, shopping, and 2 private schools.**
- **25 office suites, spacious lobby and 2 conference rooms which are nicely furnished, 2 large restrooms on each floor, and a breakroom.**
- **Approximately 80% leased with stable tenants; Rents from \$390 to \$770 per month.**
- **Very large parking lot; nice landscaping.**
- **Security system, excellent carpet and furniture in lobby and conference rooms.**
- **Built in 1996 and contains 9,241 S.F. and is in excellent condition.**

**This building is a **great investment** for a user/investor. Occupy approximately 1,000 S.F., and rent the balance for **good cash flow** to offset your occupancy cost. Moreover, it gives you the opportunity to expand within the building as your business grows. Call agent for appointment.**











