JOHN STANLEY & ASSOCIATES

COMMERCIAL REAL ESTATE

# 400 - 420 Cotton Gin Road
# Montgomery, AL 36117

# FOR SALE

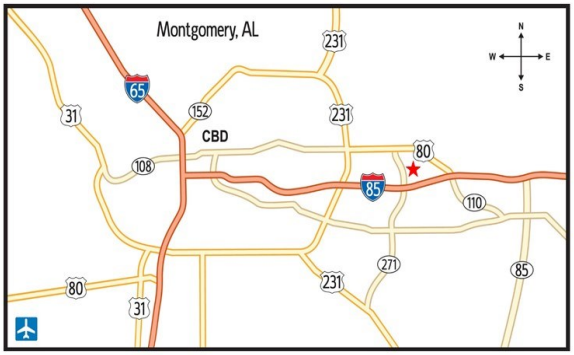
- **Sale Price:** **$2,100,000.00**
- **Building Area:** **± 15,695 S.F. First Floor**
  **+ 7,569 S.F. Second Floor**
  **± 23,264 S.F. Total**
- **Land Size:** **± 2.2 Acres**
- **Zoning:** **O-1 (Office)**
- **Parking:** **± 110 Spaces**
- **Current Use:** **Office**
- **Visibility:** **Good**
- **Possession:** **At Closing**
- **Listing Type:** **Exclusive**

## PRICED TO SELL!

Class "A" multi-tenant office building located off Taylor Road across from Baptist Medical Center East. In excellent condition and provided with ± 110 parking spaces. ± 18,849 S.F. owner occupied; ± 4,415 S.F. leased to Montgomery Pediatrics. Contact John Stanley, CCIM, for more information at (334) 271-2475. **SHOWN BY APPOINTMENT ONLY**.

**John Stanley, CCIM**
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com

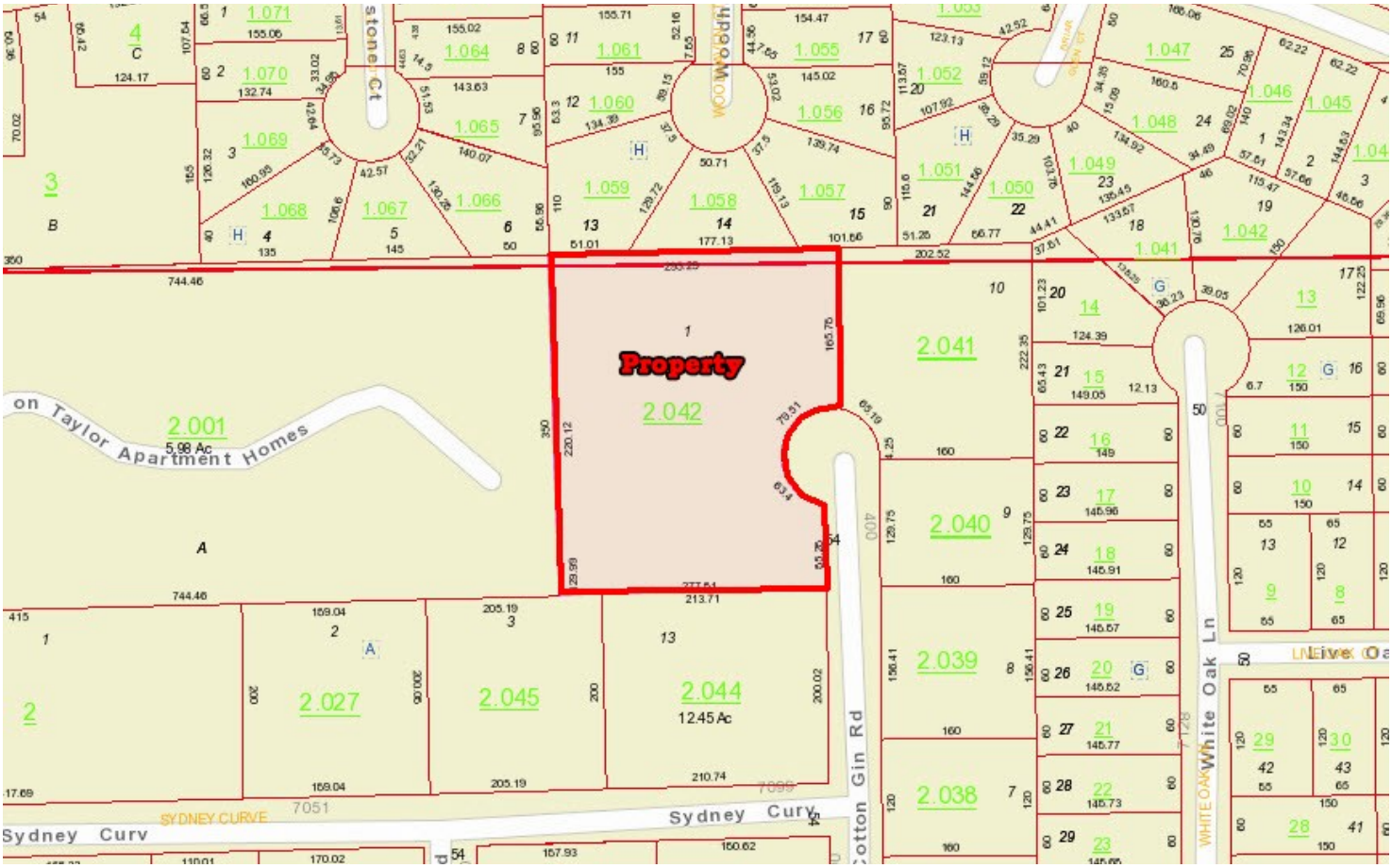
JOHN STANLEY & ASSOCIATES COMMERCIAL REAL ESTATE




All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

12/14/22

Copperfield Dr.
Copperfield Dr
Copperfield Dr
Taylor Rd
ADAMS DRUGS
Montgomery Fire Station 15
Property
The Arbors on Taylor Apartment Homes
Taylor Rd
Cotton Gin Rd
OB-GYN Associates of Montgomery
Sydney Curve
Sydney Curve
Sydney Curve


Property
2.042
2.001
5.98 Ac
on Taylor Apartment Homes
2.041
2.040
2.039
2.038
2.027
2.045
2.044
12.45 Ac
Cotton Gin Rd
White Oak Ln
Sydney Curve
Sydney Curve

Taylor Rd
St. Lukes Dr.
St Lukes Dr
Copperfield Dr.
Fieldstone Ct
Woodhaven Ct
Briar Glen Ct
Baptist Medical Ctr. East
Southern Orthopaedic Surgeons
Montgomery Fire Station 15
Property
Copperfield Subdivision
The Arbors on Taylor Apartment Homes
Montgomery Women's Health Associates, PC/ Montgomery Surgical Ctr.
Taylor Rd
OB-GYN Associates of Montgomery
Cotton Gin Rd
Live Oak Ct
White Oak Ln
Southeastern Family Foot Care
Sydney Curve
Sydney Curve
Aum Dr
Alabama Functional Medicine
Auburn University Montgomery
271
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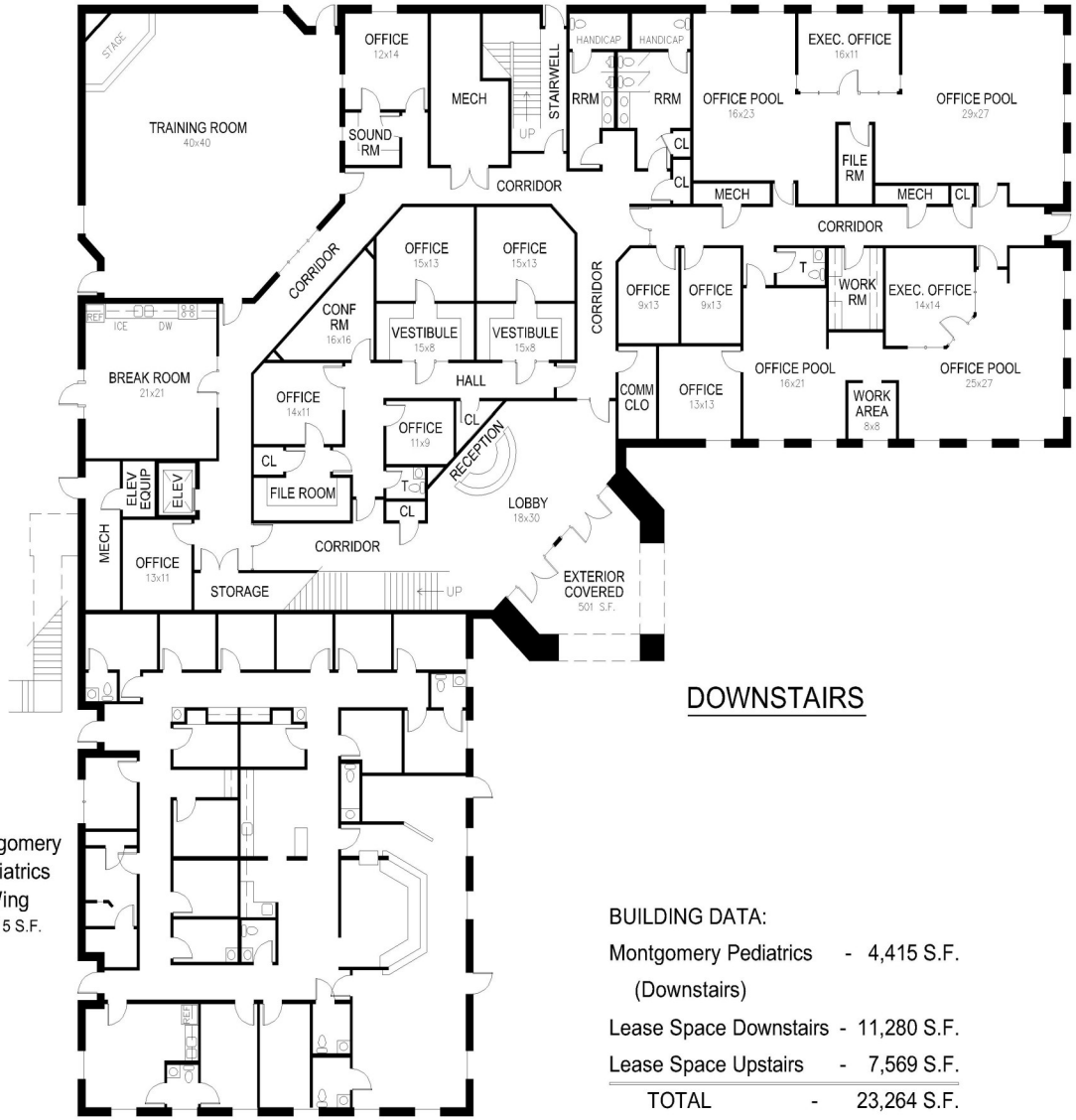
6/9/2021




## DOWNSTAIRS

Montgomery Pediatrics Wing
4,415 S.F.

**Property Address:**
400 - 420 Cotton Gin Road
Montgomery, Alabama

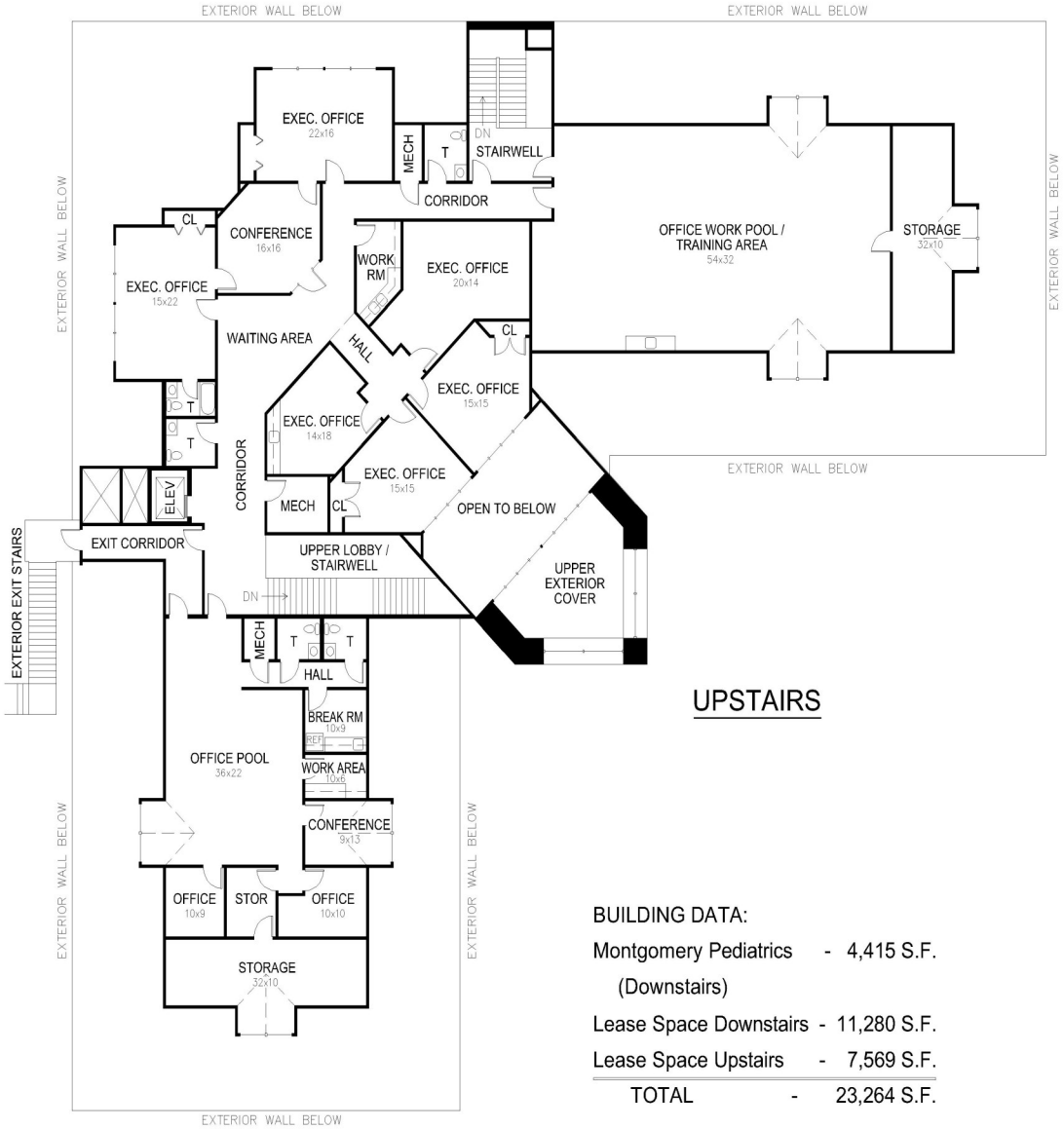
BUILDING DATA:

| | | |
|---|---|---|
| Montgomery Pediatrics (Downstairs) | - | 4,415 S.F. |
| Lease Space Downstairs | - | 11,280 S.F. |
| Lease Space Upstairs | - | 7,569 S.F. |
| TOTAL | - | 23,264 S.F. |

GRAPHIC SCALE:
0 3' 6' 12' 24' 48'

SPACE SIZES SHOWN ARE ROUNDED TO THE NEAREST FOOT

6/9/2021




## UPSTAIRS

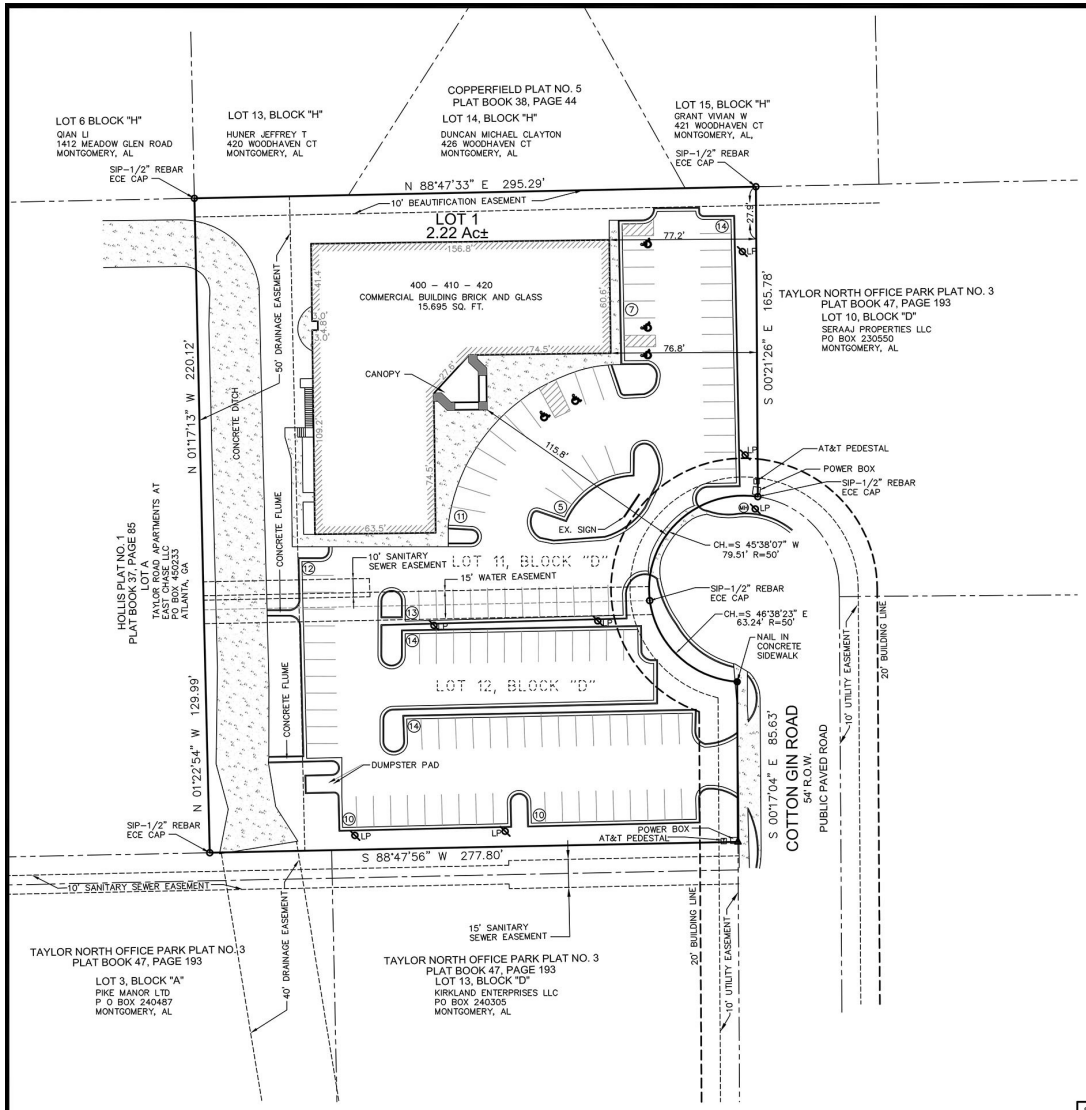
**Property Address:**
400 - 420 Cotton Gin Road
Montgomery, Alabama

BUILDING DATA:

| | | |
|---|---|---|
| Montgomery Pediatrics (Downstairs) | - | 4,415 S.F. |
| Lease Space Downstairs | - | 11,280 S.F. |
| Lease Space Upstairs | - | 7,569 S.F. |
| TOTAL | - | 23,264 S.F. |

GRAPHIC SCALE:
0 3' 6' 12' 24' 48'

SPACE SIZES SHOWN ARE ROUNDED TO THE NEAREST FOOT




## LEGEND

SCALE: 1" = 40'

- FIP – FOUND IRON PIN
- SIP – SET IRON PIN
- CP – CALULATED POINT
- CM – CONCRETE MONUMENT
- M – WATER METER
- FP – FENCE POST
- PP – POWER POLE
- POINT OF COMMENCEMENT
- TELEPHONE PEDESTAL
- MANHOLE
- Esm't. – EASEMENT
- San. Swr. – SANITARY SEWER
- Util. – UTILITY
- BL – BUILDING LINE
- FENCE LINE
- OHPL – OVERHEAD POWER LINE

## FLOOD NOTE:

I HAVE REVIEWED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER MAP 01101C0231H, DATED, FEBRUARY 05, 2014.

## BEARING REFERENCE

ROTATED TO MATCH THE STATE OF ALABAMA STATE PLANE COORDINATES EAST REGION.

## SOURCE OF INFORMATION

W.D. DISTRIBUTING, L.L.C. PLAT NO. 1 AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY, ALABAMA IN PLAT BOOK 49, PAGE 016.

A CORRECTED MAP OF TAYLOR NORTH OFFICE PARK PLAT NO. 3 AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY, ALABAMA IN PLAT BOOK 47, PAGE 193.

## LEGAL DESCRIPTION

LOT 1, W.D. DISTRIBUTING, L.L.C. PLAT NO. 1 AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY, ALABAMA IN PLAT BOOK 49, PAGE 016.

STATE OF ALABAMA
COUNTY OF MONTGOMERY

"I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

W. DARRELL HYATT
ALABAMA LICENSE NUMBER: 16673,
DATE: JUNE 4, 2021
REVISED DATE: JUNE 8, 2021

ALABAMA REGISTERED NO. 16673 PROFESSIONAL LAND SURVEYOR W. DARRELL HYATT


**ECE Surveying & Design, LLC**
540 South Perry Street, Suite #5,
Montgomery, Alabama 36104
PH (334) 271-4092 & (334) 263-0450
EMAIL: wdh5775@att.net


| | |
|---|---|
| SCALE: 1" = 40' | AS-BUILT<br>400 – 410 – 420<br>COTTON GIN ROAD<br>MONTGOMERY, ALABAMA |
| DATE: JUNE 4, 2021 | |
| DRAWN BY: BGW | |
| CHECKED BY: WDH | |
| REV: 06/08/2021 | |

FILE C:\ECE-2021\400-420-COTTON-GIN-RD-MNTGY\400-420-COTTON-GIN-RD-MNTGY.DWG