



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**+ 4.05 Acres - U.S. Hwy 80 E.  
Montgomery, AL 36117**

**FOR SALE**

- **Sales Price:** \$345,000.00
- **Zoning:** PUD/Commercial
- **Best Use:** Retail, Church, Assisted Living, Office
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

**PRICE REDUCED!**

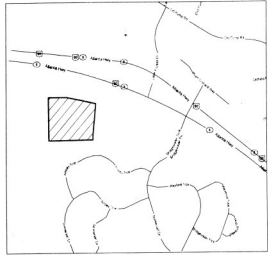
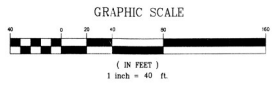
± 4.05 acres located just off U.S. Highway 80 (Atlanta Highway) adjacent to Somerset Shopping Center. Great location for church, assisted living, retail or office. Contact John Stanley, CCIM, for more information at (334) 271-2475.



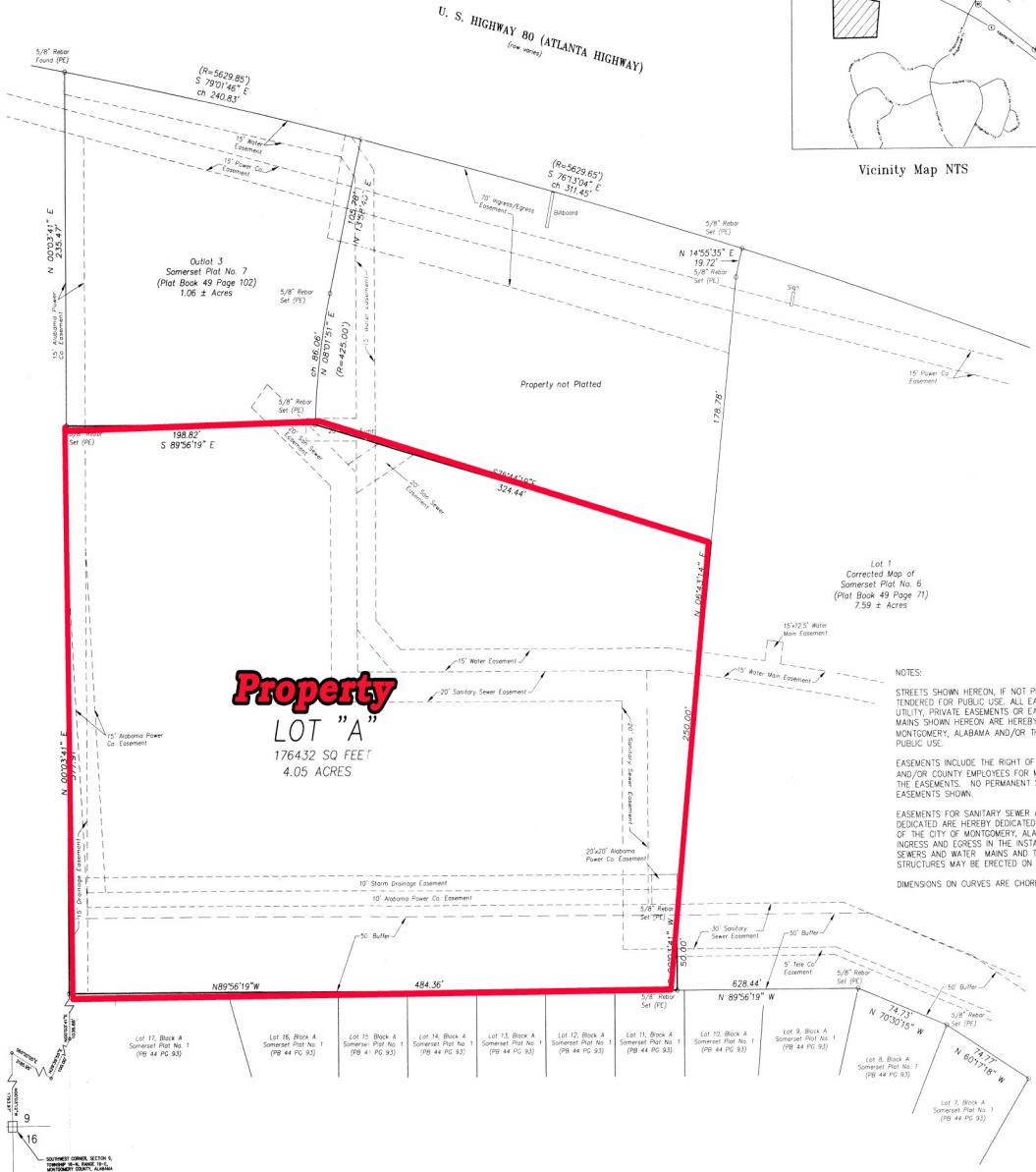
**John C. Stanley, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Boulevard  
Montgomery, AL 36106  
(334) 271-2475 voice  
(334) 271-2421 fax  
[jstanley@johnstanleyassociates.com](mailto:jstanley@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://www.johnstanleyassociates.com)



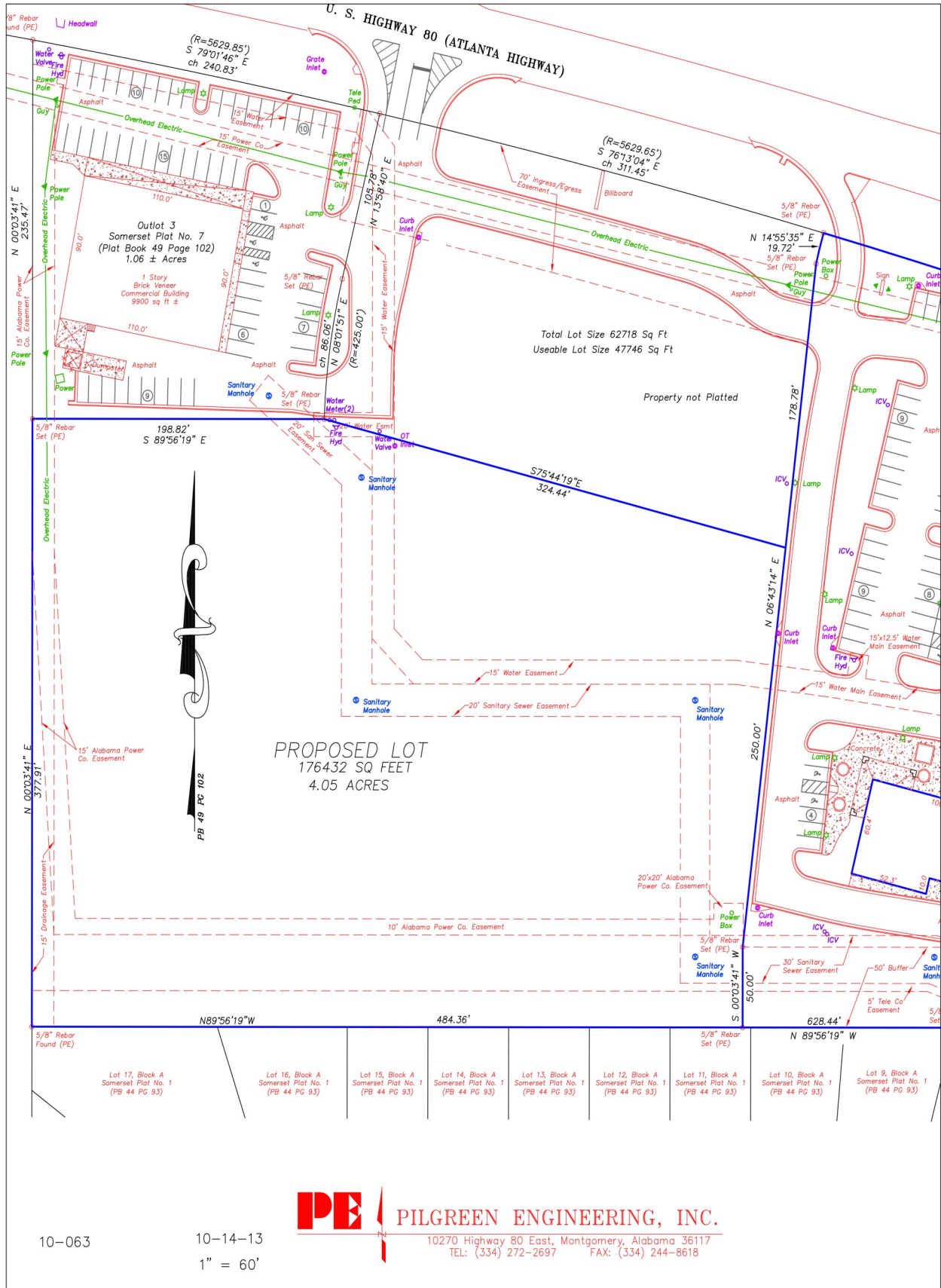
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.



MAGNETIC



SOUTHWEST CORNER, SECTION 8, TOWNSHIP 8 N., RANGE 12 E., MONTGOMERY COUNTY, ALABAMA



PROPOSED LOT  
176432 SQ FEET  
4.05 ACRES

Total Lot Size 62718 Sq Ft  
Useable Lot Size 47746 Sq Ft

Property not Platted

10-063

10-14-13  
1" = 60'



**PILGREEN ENGINEERING, INC.**

10270 Highway 80 East, Montgomery, Alabama 36117  
TEL: (334) 272-2697 FAX: (334) 244-8618