



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**3170 Parliament Circle
Montgomery, AL 36109**

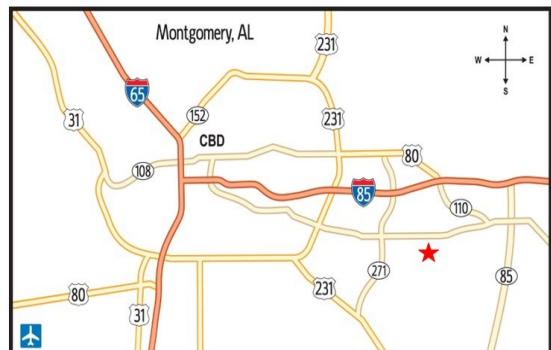
FOR SALE/LEASE

- **Sale Price:** \$550,000.00
- **Building Size:** ± 4,580 S.F.
- **Lease Price:** \$13.00 S.F.
- **Lease Term:** 3 Year Minimum
- **Land Size:** ± 32,230 S.F.
- **Space Available:** ± 2,430 S.F. (Suite A)
- **Zoning:** O-1
- **Best Use:** Professional Office
- **Visibility:** Good
- **Possession:** Immediate

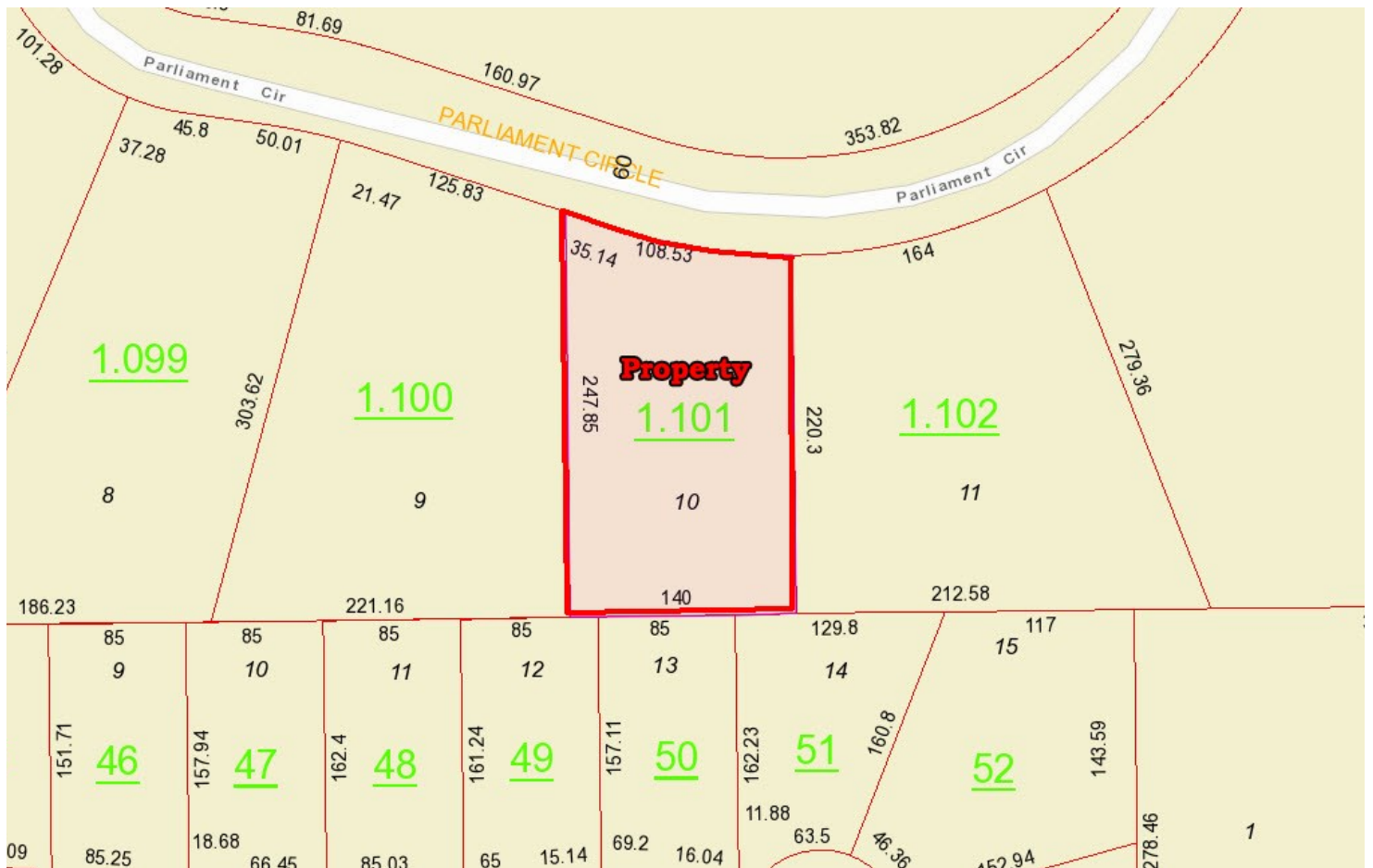
Very nice Class “A” office building originally built for owner/occupant. Built in 2002. Stucco exterior repaired in 2022. HVAC units replaced within last three years and has Pella Windows. Built for very low maintenance. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.

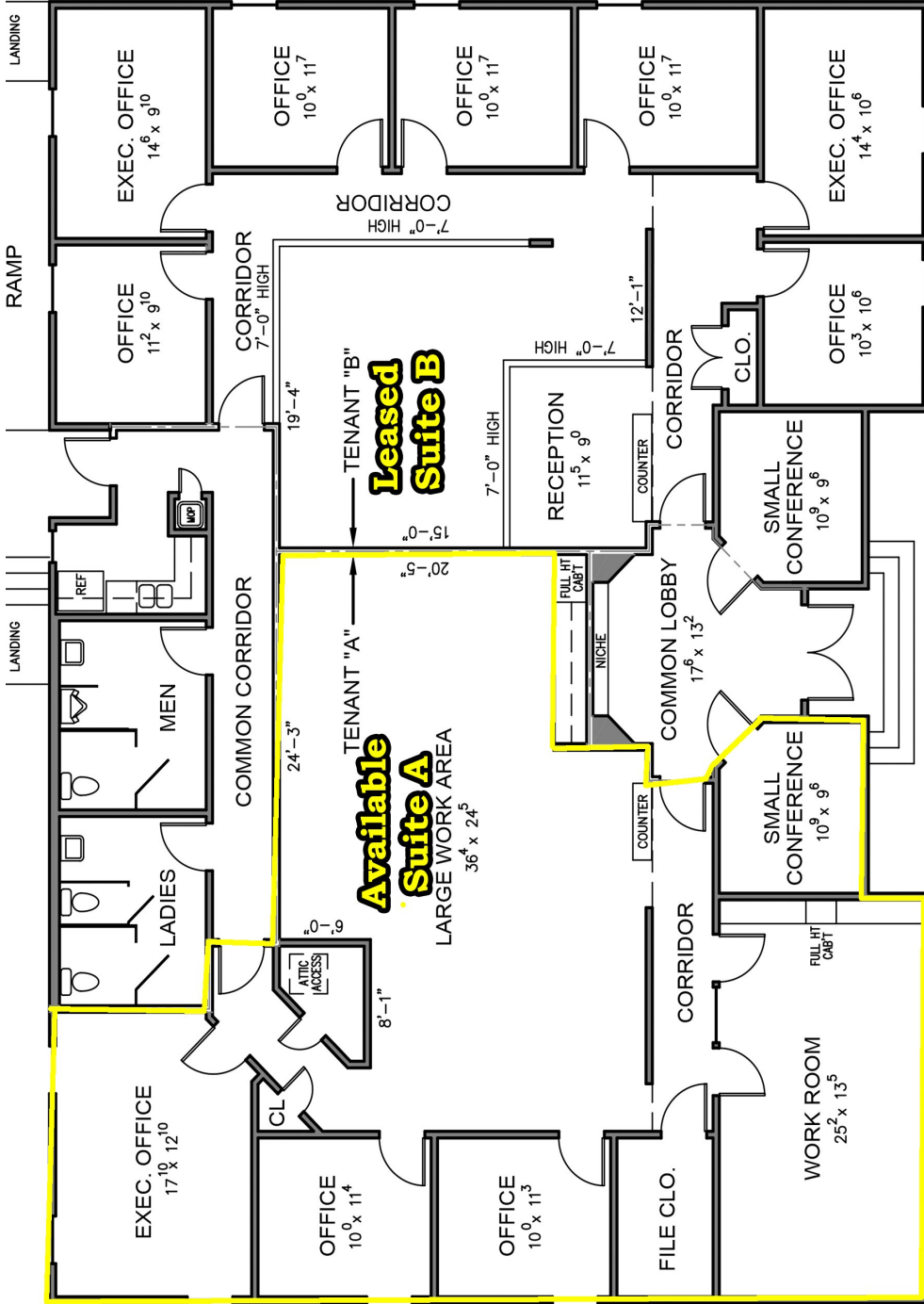


Lee W. Meriwether, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
(334) 398-1808 cell
lmeriwether@johnstanleyassociates.com
www.johnstanleyassociates.com



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.





Property Address:
 3170 Parliament Circle
 Montgomery, Alabama

BUILDING DATA:
 Tenant "A" - 2,430 s.f.
 Tenant "B" - 2,150 s.f.

Montgomery, Alabama

Tenant B - 2,150 S.F.