



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



PRICE REDUCED!

**2601 Bell Road
Montgomery, AL 36117**

FOR SALE

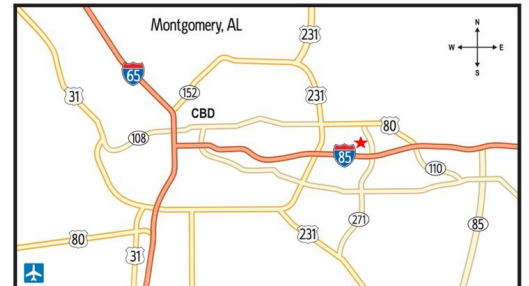
- **Sale Price:** \$750,000.00
- **Building Area:** ± 4,972 S.F. (1st Floor)
± 4,796 S.F. (2nd Floor)
± 9,768 S.F.
- **Land Size:** ± 31,200 S.F. (156' x 200')
- **Zoning:** O-1 (Office)
- **Parking:** ± 29 Spaces (Plus ADJACENT Lot)
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL!

Professional office building located on Bell Road, just off Vaughn Road. Excellent condition, great visibility and access. Adjacent undeveloped lot available for expansion and additional parking. Contact John Stanley, CCIM, for more information at (334) 271-2475. **SHOWN BY APPOINTMENT ONLY.**

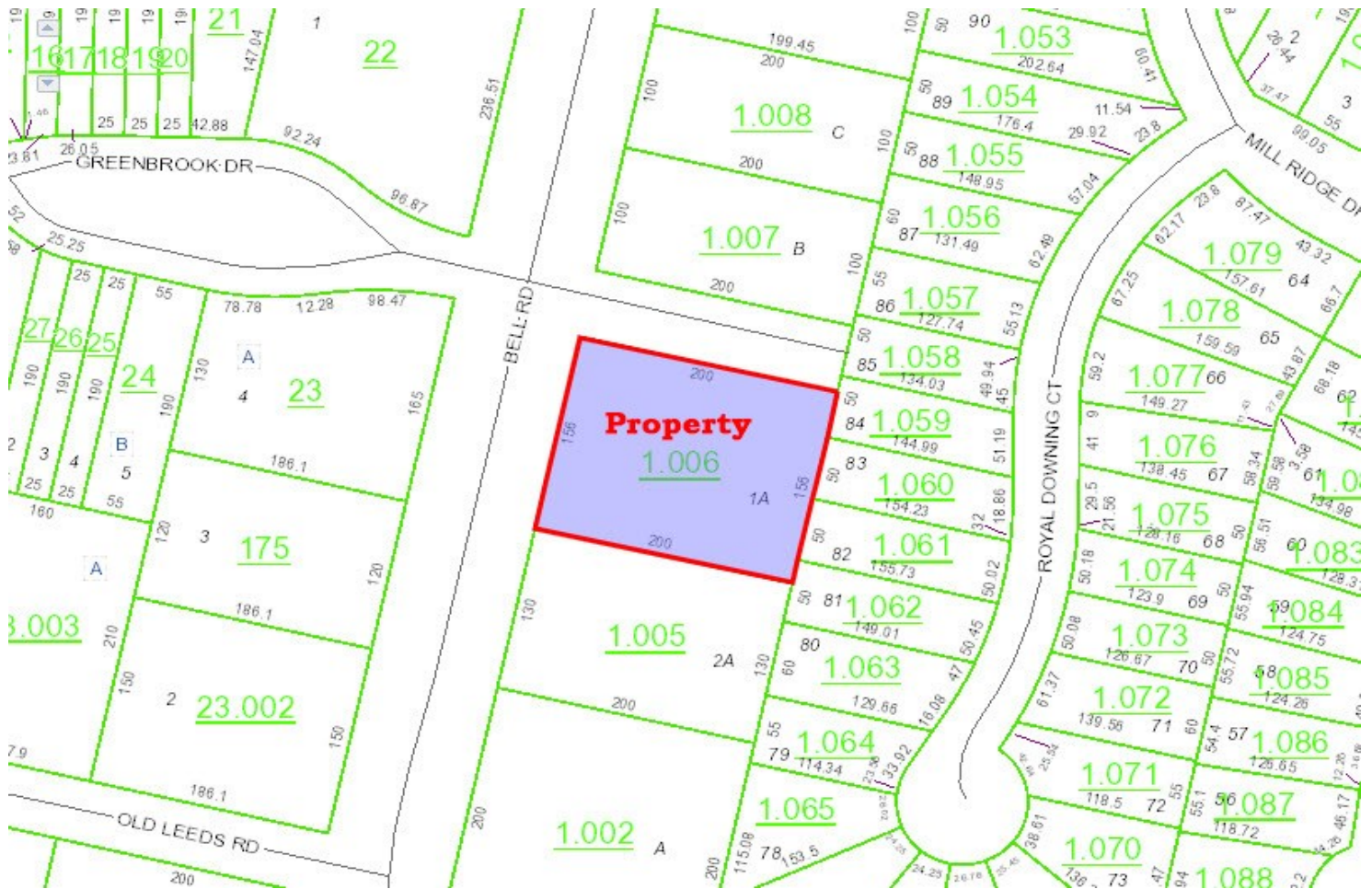


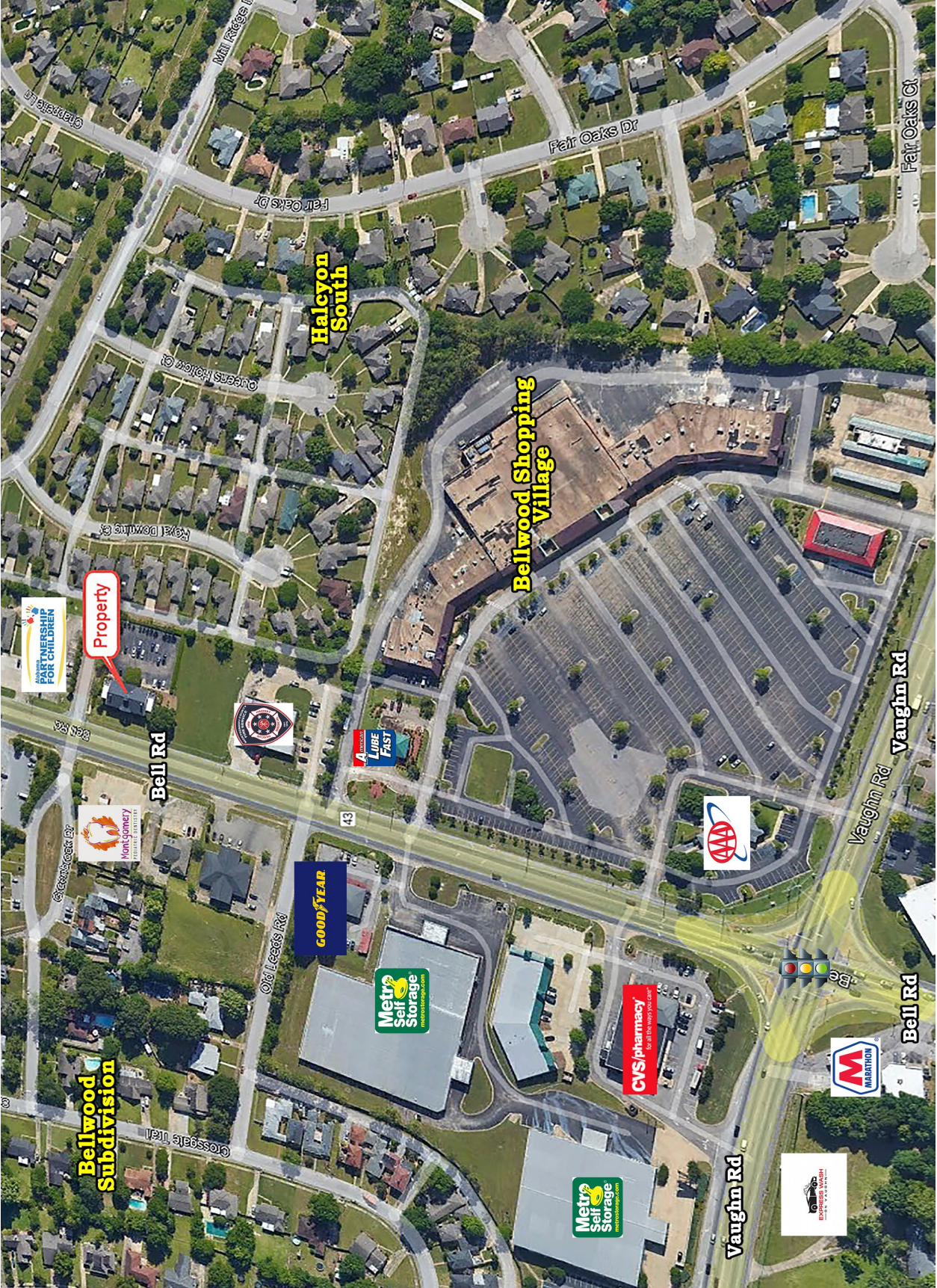
John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
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jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



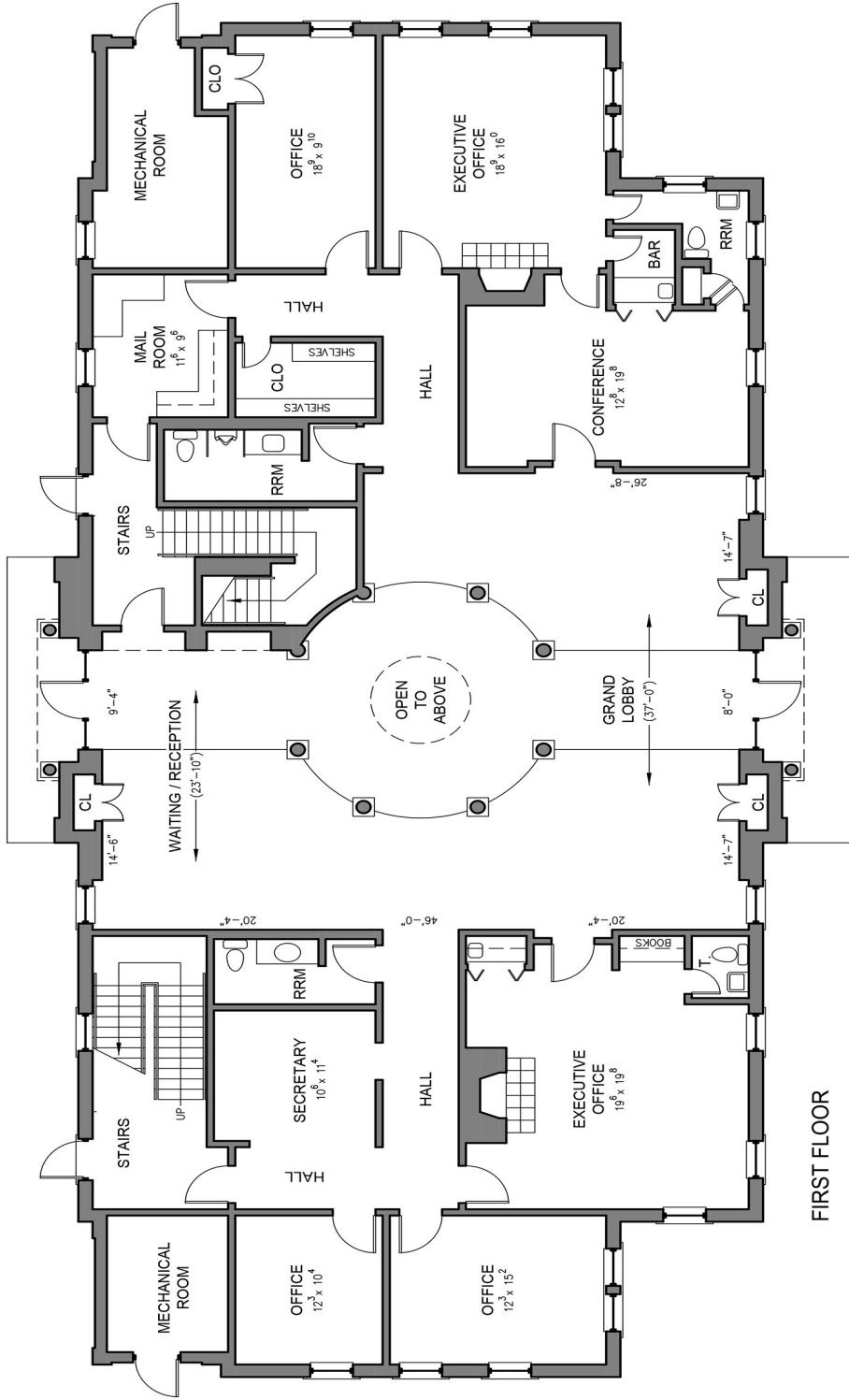
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

REAR VIEW





11/15/2022



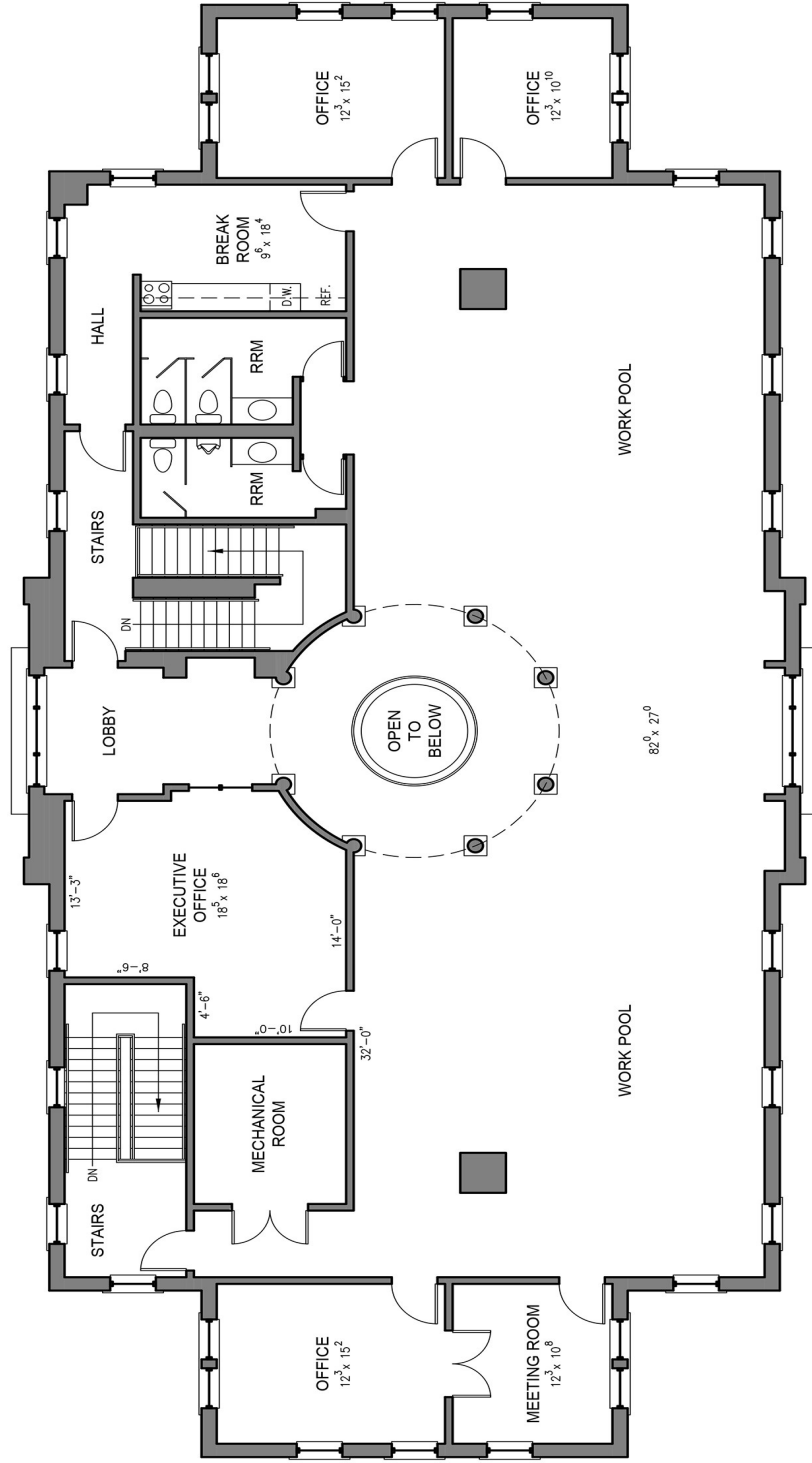
FIRST FLOOR

Property Address:
2601 Bell Road
Montgomery, Alabama

Building Footage
Gross First Floor - 4,972 S.F.
Gross Second Floor - 4,796 S.F.



11/15/2022



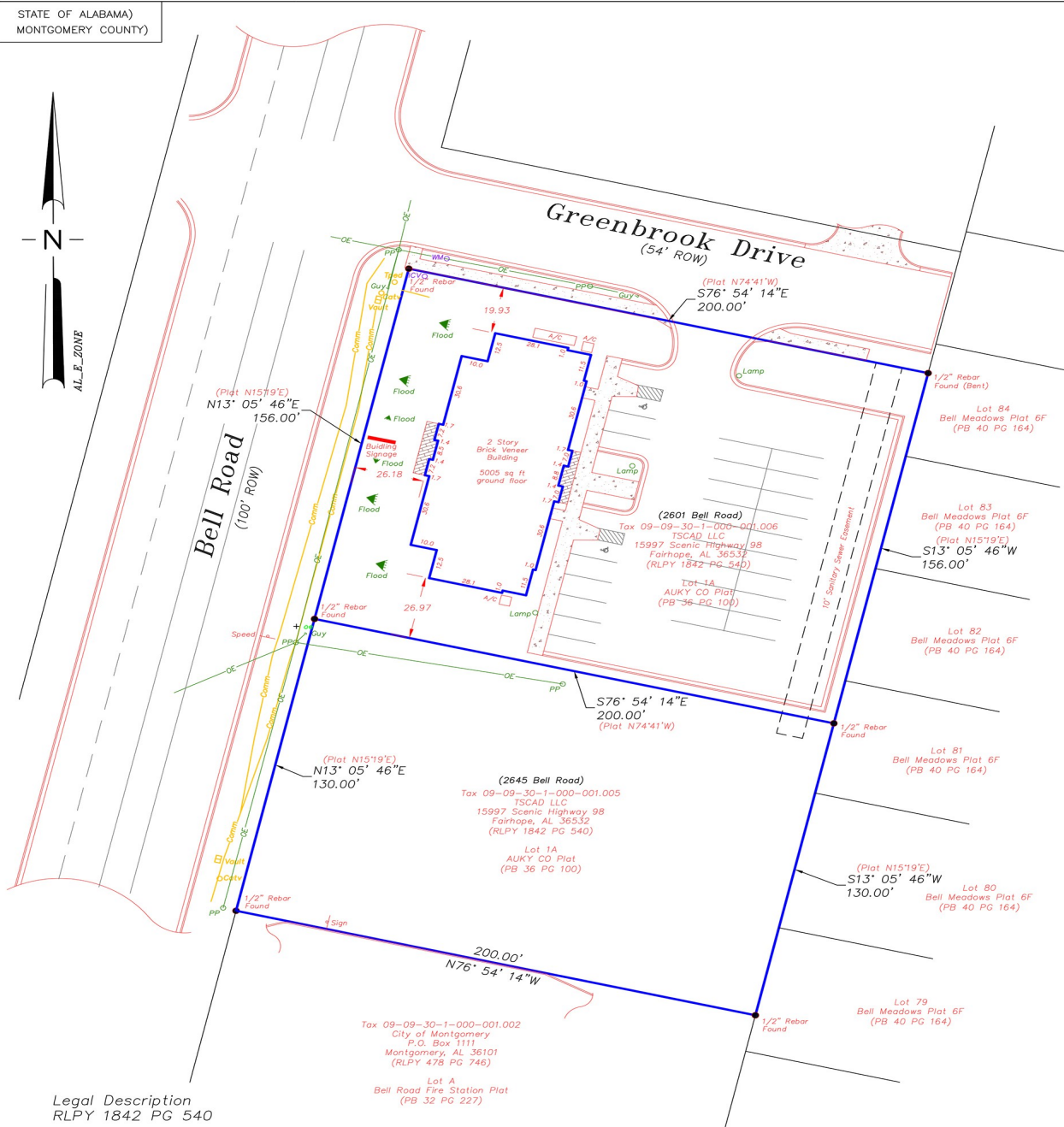
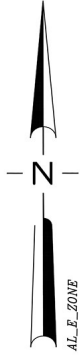
SECOND FLOOR

Building Footage
Gross First Floor - 4,972 S.F.
Gross Second Floor - 4,796 S.F.



Property Address:
2601 Bell Road
Montgomery, Alabama

STATE OF ALABAMA
MONTGOMERY COUNTY



Legal Description
RLPY 1842 PG 540

Lot 1A, according to the Map of AUKY Co. Plat, as said Map appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 36, at Page 100.

Lot 2A, according to the Map of AUKY Co. Plat, as said Map appears of record in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 36, at Page 100.

2601, 2645 BELL ROAD, MONTGOMERY, ALABAMA 36117

SCALE 1" = 40 FEET	DATE OF FIELD SURVEY 06-29-2023	TYPE OF SURVEY AS BUILT SURVEY
LEGEND ● IPF IRON PIN FOUND ○ IPS IRON PIN SET CAP STAMPED CA-0558 LS -X- FENCE A/C AIR CONDITION PAD -OE- OVERHEAD ELECTRIC ▲ P.P. UTILITY POLE	Date Drawn 06-30-2023 Drawn by: MTB Checked by: MTB Job No. 23-077 Field Book No. 435 Page No. 42 Sheet 1 of 1	PILGREEN AND BOSTICK ENGINEERING, INC. 10270 Highway 80 East, Montgomery, Alabama 36117 TEL: (334) 272-2697 CELL: (334) 799-6786 I HEREBY STATE 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. MARTIN T. BLETHEN - ALABAMA REG. NO. 14728