



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**509 Oliver Road
Montgomery, AL 36117**

FOR SALE

- **Sale Price:** \$875,000.00
- **Building Area:** ± 23,100 S.F.
- **Land Area:** ± 1.66 Acres
- **Current Zoning:** M-1
- **Parking:** ± 60 Parking Spaces
- **Current Use:** Office
- **Access:** Excellent
- **Possession:** Immediately
- **Listing Type:** Exclusive

PRICED TO SELL!

± 23,100 S.F. office building located just off N. Eastern Blvd at 509 Oliver Road. Excellent condition and ready to occupy. Contact John Stanley, CCIM, for more information at (334) 271-2475. **SHOWN BY APPOINTMENT ONLY!**



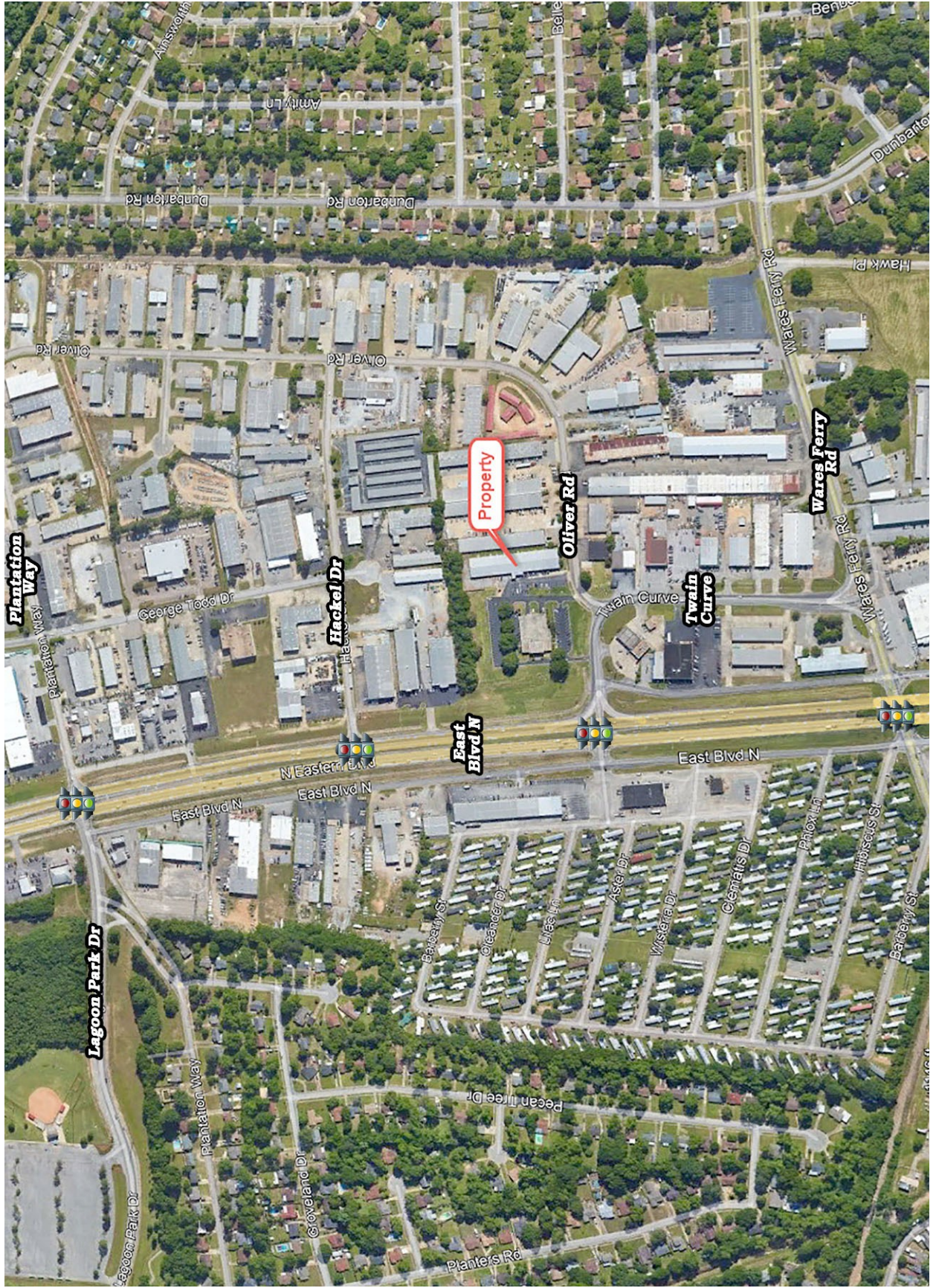
John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



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

Plantation Way

Lagoon Park Dr

Hackel Dr

East Blvd N

Oliver Rd

Twin Curve

Ware Ferry Rd

East Blvd N

Bakery St

Cleander Dr

Bliss Ln

Ashe Dr

Mistara Dr

Clematis Dr

Phlox Ln

Hibiscus St

Babery St

Plantation Way

Croveland Dr

Pecan Tree Dr

Planters Rd

George Todd Dr

N Eastern Blvd

East Blvd N

Oliver Rd

Oliver Rd

Ware Ferry Rd

Ware Ferry Rd

Ainsworth

Amity Ln

Dunbar Rd

Dunbar Rd

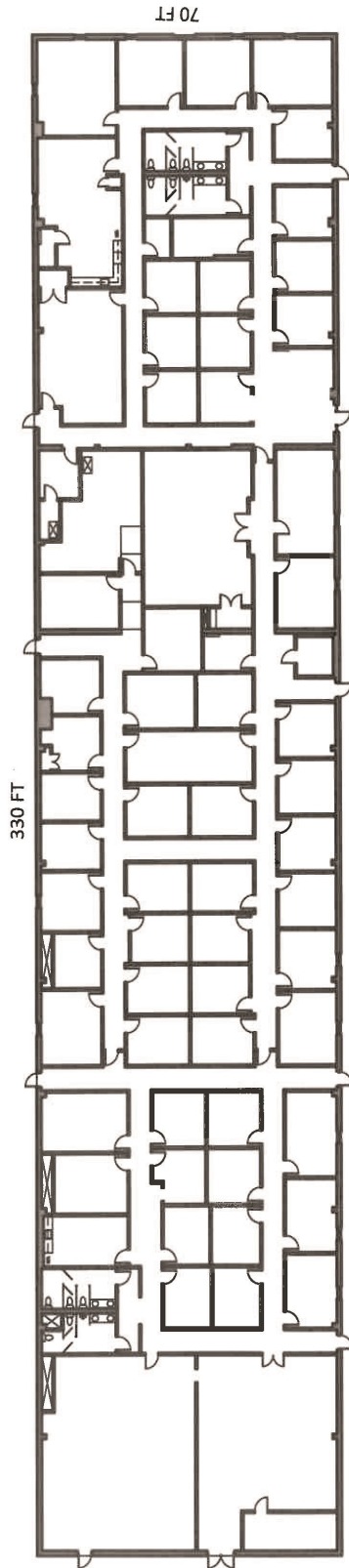
Belle

Belle

Dunbar Rd

Hawk Pl

1/28/2024

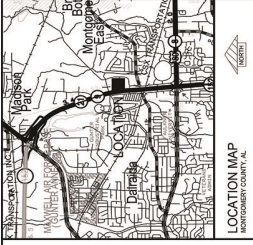


FLOOR PLAN
GROSS BUILDING FOOTAGE 23,100 SF



Property Address:
509 Oliver Rd.
Montgomery, Alabama

**ALABAMA HOSPITAL ASSOCIATION PLAT NO. 1C
BEING A REPLAT OF ALABAMA HOSPITAL ASSOCIATION PLAT NO.1B
PB 45, PG 001
500 N EASTERN BLVD
MONTGOMERY, ALABAMA**



STATE PLANE GRID NORTH

LEGEND:

- FOUND IRON PIN
- SET IRON PIN (W/ REBAR CAP/WEED)
- FOUND CONCRETE MARKER
- △ CALCULATED POINT

NOTE: ALL IMPROVEMENTS ARE NOT SHOWN

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
MONTGOMERY COUNTY

I, Donald E. Wilkerson, Registered Professional Surveyor, No. 15875, do hereby certify that I have surveyed the aforesaid shown on this map and plat, and the map and plat is true and correct and all parts of this survey are in accordance with the laws of the State of Alabama. I have caused the same to be recorded in the books of my office in the name of the State of Alabama, to the best of my knowledge and belief, and the same have been filed with the proper officers, and they actually were in existence.

This is _____ day of _____, 2024.

Steven E. Sparks
Alabama Registration No. 39897

DEDICATION:
TO THE CITY OF MONTGOMERY,
MONTGOMERY COUNTY

I, Donald E. Wilkerson, as President of Alabama Hospital Association, an Alabama corporation, and Alabama Diverstion Health Services, L.L.C., an Alabama limited liability company, do hereby dedicate to the City of Montgomery, Alabama, the property shown on this map and plat in order to sign the foregoing Surveyor's Certificate and adopt this map and plat as true and correct.

This is _____ day of _____, 2024.

Donald E. Wilkerson
President, Alabama Hospital Association
and Alabama Diverstion Health Services, L.L.C.

By: Donald E. Wilkerson
The President

Witness: _____
an Alabama limited liability company

By: Donald E. Wilkerson
The President

ACKNOWLEDGMENT:
I, _____, County Clerk of Montgomery County, Alabama, do hereby acknowledge that the foregoing Surveyor's Certificate and map and plat were duly recorded in the books of my office in the name of the State of Alabama, to the best of my knowledge and belief, and the same have been filed with the proper officers, and they actually were in existence.

Given under my hand and official seal, this _____ day of _____, 2024.

Nancy Paulk
By commission expires: _____

CERTIFICATE OF APPROVAL BY
THE MONTGOMERY CITY PLANNING COMMISSION:

This plan was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2024, and is approved according to the Code of Alabama 11-52-32.

By: _____
Mayor Admin, Executive Secretary

- GENERAL NOTES:**
- ALL SUBDIVISIONS OR RIGHTS OF WAY, EXCEPT CITY FINANCIAL EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, SHALL BE SUBJECT TO THE JURISDICTION AND CONTROL OF THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF WAY, EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, AND EASEMENTS FOR PUBLIC UTILITIES. THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS. THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
 - PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWERS DEPARTMENT OF THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS. THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS.
 - STREETS SHOWN HEREBY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR DEDICATION TO PUBLIC USE.
 - THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. PRIVATE EASEMENTS OR RIGHTS OF WAY FOR THE USE OF PUBLIC UTILITIES SHALL BE SUBJECT TO THE JURISDICTION AND CONTROL OF THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA.
 - THE MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS. THE CITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.