



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



Price Reduced!

**635 East Boulevard
Montgomery, AL 36117**

FOR LEASE

- **Lease Price:** \$3,750.00/mo.
- **Lease Term:** Three (3) Year Minimum
- **Building Size:** \pm 2,050 S.F.
- **Parking:** Excellent On-Site
- **Zoning:** B-2 (General Business)
- **Best Use:** Automotive/Retail
- **Traffic Count:** \pm 63,567 (2023 AADT)
- **Listing Type:** Exclusive

IMMEDIATE OCCUPANCY!

Priced to lease in "as is" condition. Excellent access and visibility from East Boulevard. Commercial and retail use. One-half mile north of I-85/ East Boulevard at Exit 6. **SHOWN BY APPOINTMENT ONLY.** Contact John Stanley, CCIM, for more information at (334) 271-2475.

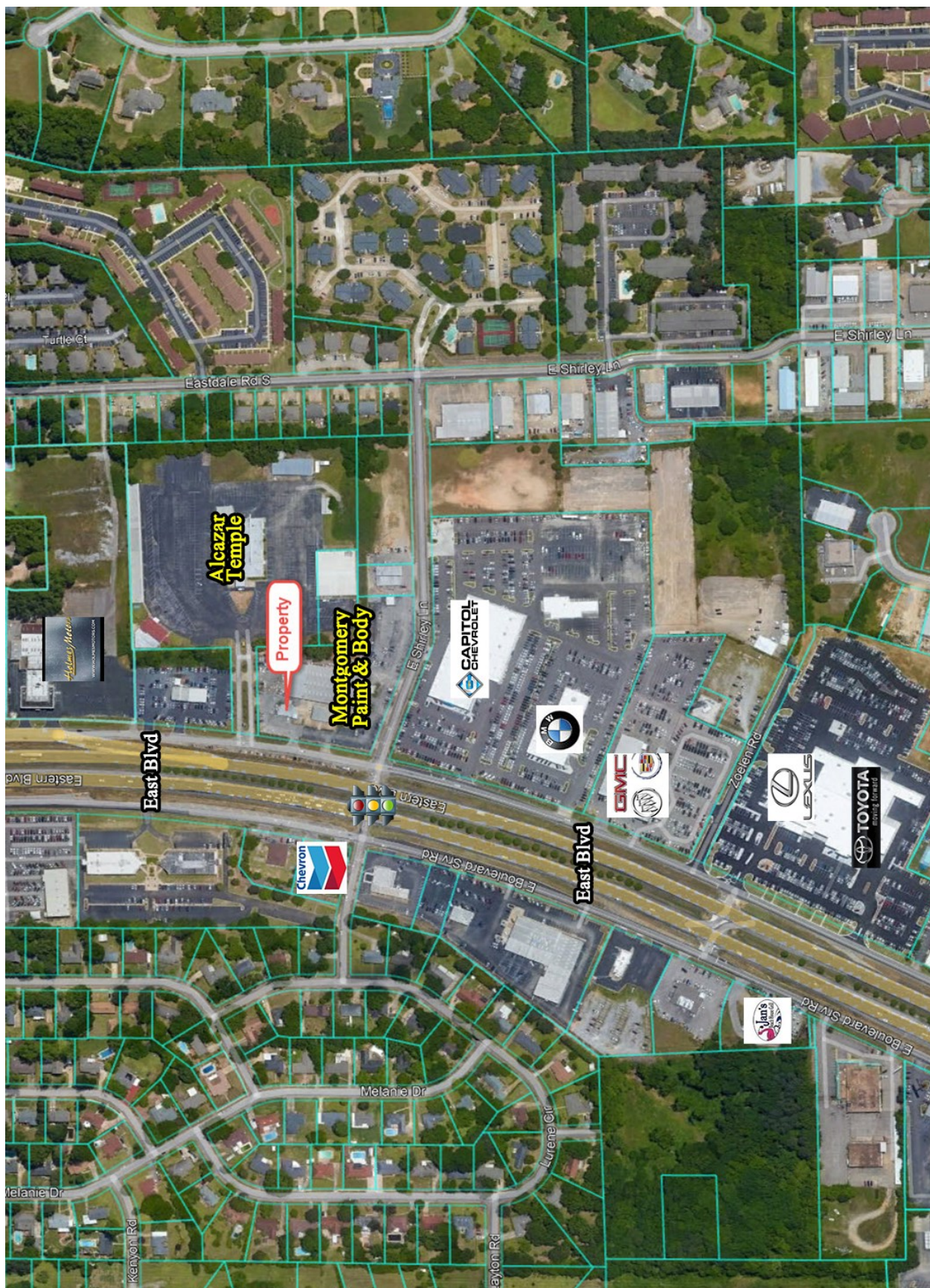


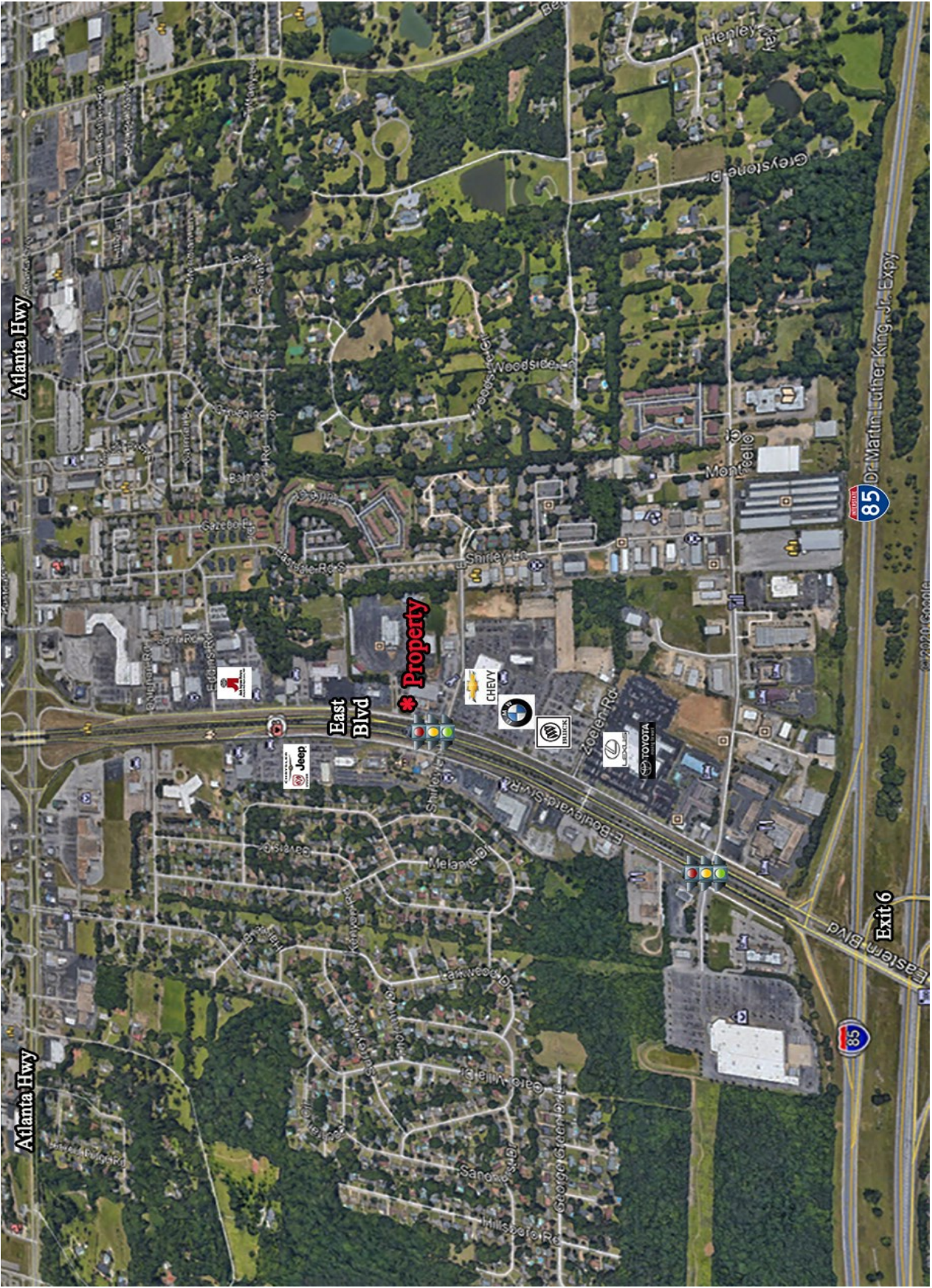
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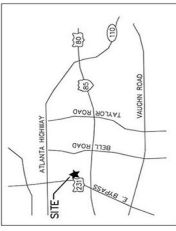


All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

09/02/25

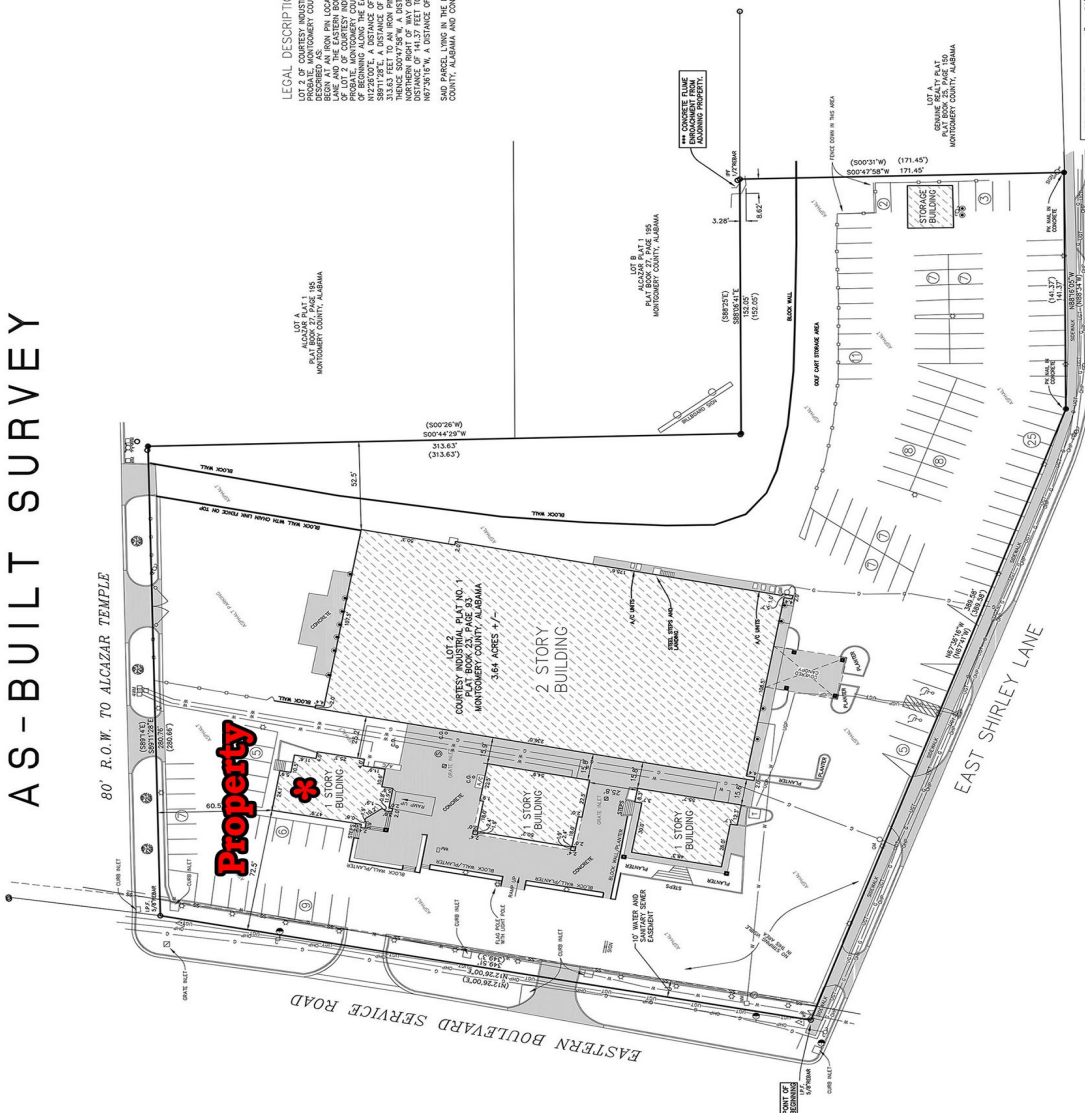






VICINITY MAP
NO SCALE








LEGAL DESCRIPTION:

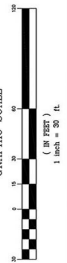
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NOTES:

1. THE UNDERGROUND UTILITIES AND STORM DRAIN PIPE SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPILE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR DOES NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES AS TO SIZE, DEPTH OR CONDITION.

PROPERTY ADDRESS:
THE SUBJECT PROPERTY IS THE MONTGOMERY
PAINT AND BODY LOCATED AT 645 EASTERN
BOULEVARD, MONTGOMERY, AL 36117.

ITEM	SYMBOL
CURB & GUTTER	=====
EDGE OF PAVEMENT	=====
STRIPING	=====
CURB INLET	
SANITARY MANHOLE	
FIRE HYDRANT	
POWER POLE	
WATER METER	
TELEPHONE LINE	-----001-----
WATER LINE	-----#-----
OVERHEAD POWER LINE	-----000-----
SEWER LINE	-----11-----
UNDERGROUND POWER	-----100-----
FENCE	-----0-----
GAS MAIN	-----5-----
IRON PIN FOUND (AS NOTED)	
IRON PIN SET (CANNOT MARK C40547)	●
CONCRETE PAVING / SIDEWALK	

[illegible]

not very unusual pocket with
embossed seal or stamped with
red ink seal