



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



3158 Parliament Circle
Montgomery, AL 36117

FOR SALE

Sale Price \$895,000.00

Land Size +/- 1.14 Acres

Building Area +/- 6,430 S.F. (1st Floor)
+/- 2,494 S.F. (2nd Floor-Unfinished)
+/- 8,924 S.F. TOTAL

Zoning O-1 (Office)

On-Site Parking 42 Spaces

Current Use Owner Occupied

Best Use Professional Office

Accessibility & Visibility Excellent

Possession Immediate

Listing Type Exclusive

Owner Relocating!

Exceptional Class "A" office building located in East Montgomery at Vaughn Road and Ray Thorington Road. Great floor plan for professional office use. The 2nd floor is unfinished. Excellent condition with many extras. SHOWN BY APPOINTMENT ONLY. Contact John Stanley, CCIM, for more information at (334) 271-2475.

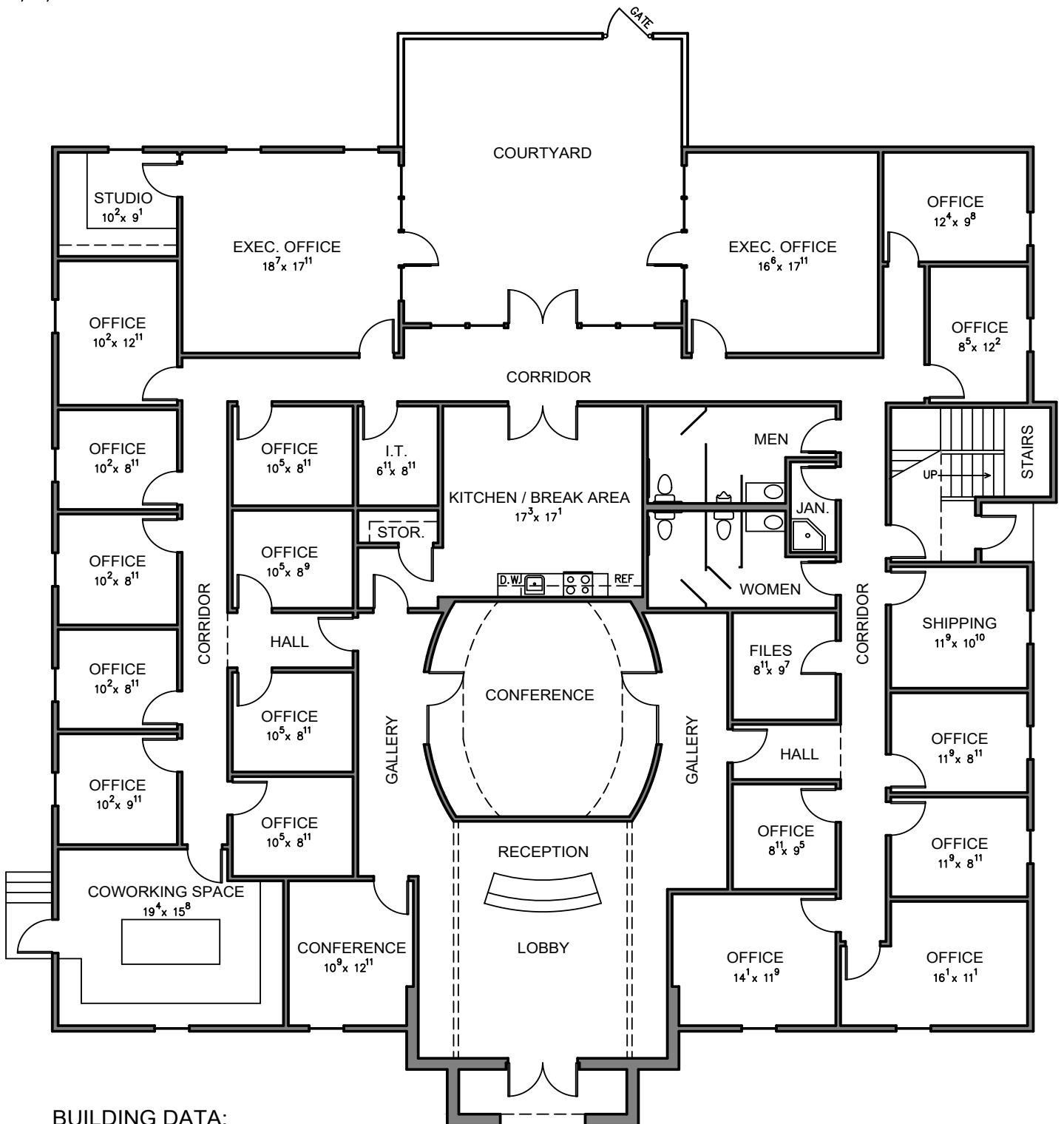


John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd. ■ Montgomery, AL 36106
Tel: (334) 271-2475 ■ Fax: (334) 271-2421
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com

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.

09/24/2025





BUILDING DATA:

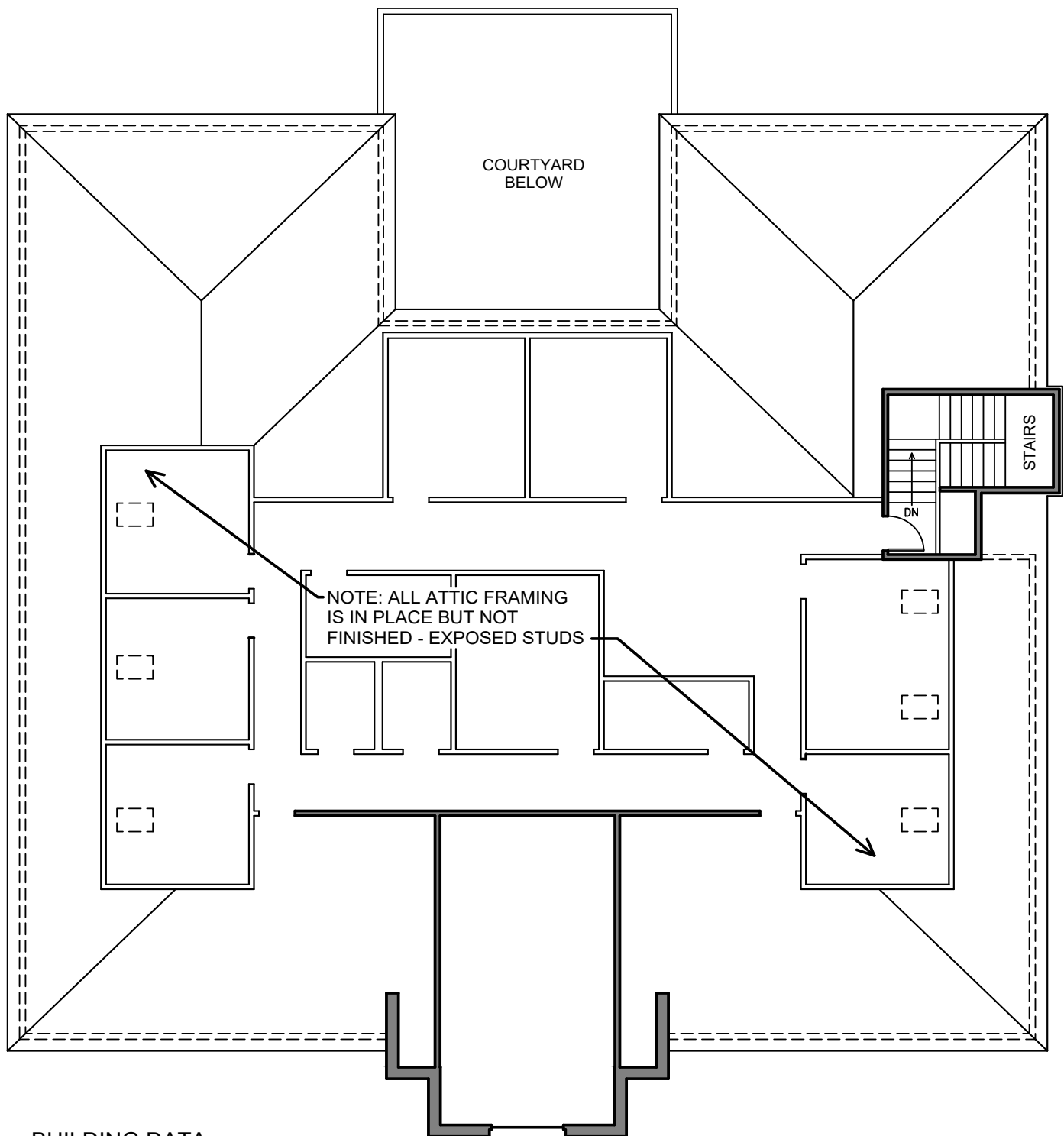
Downstairs - 6,430 s.f.
 Upstairs Unfinish - 2,494 s.f.
 Courtyard - 630 s.f.
 Portico - 82 s.f.

FIRST FLOOR

Property Address:

3158 Parliament Circle
 Montgomery, Alabama





BUILDING DATA:

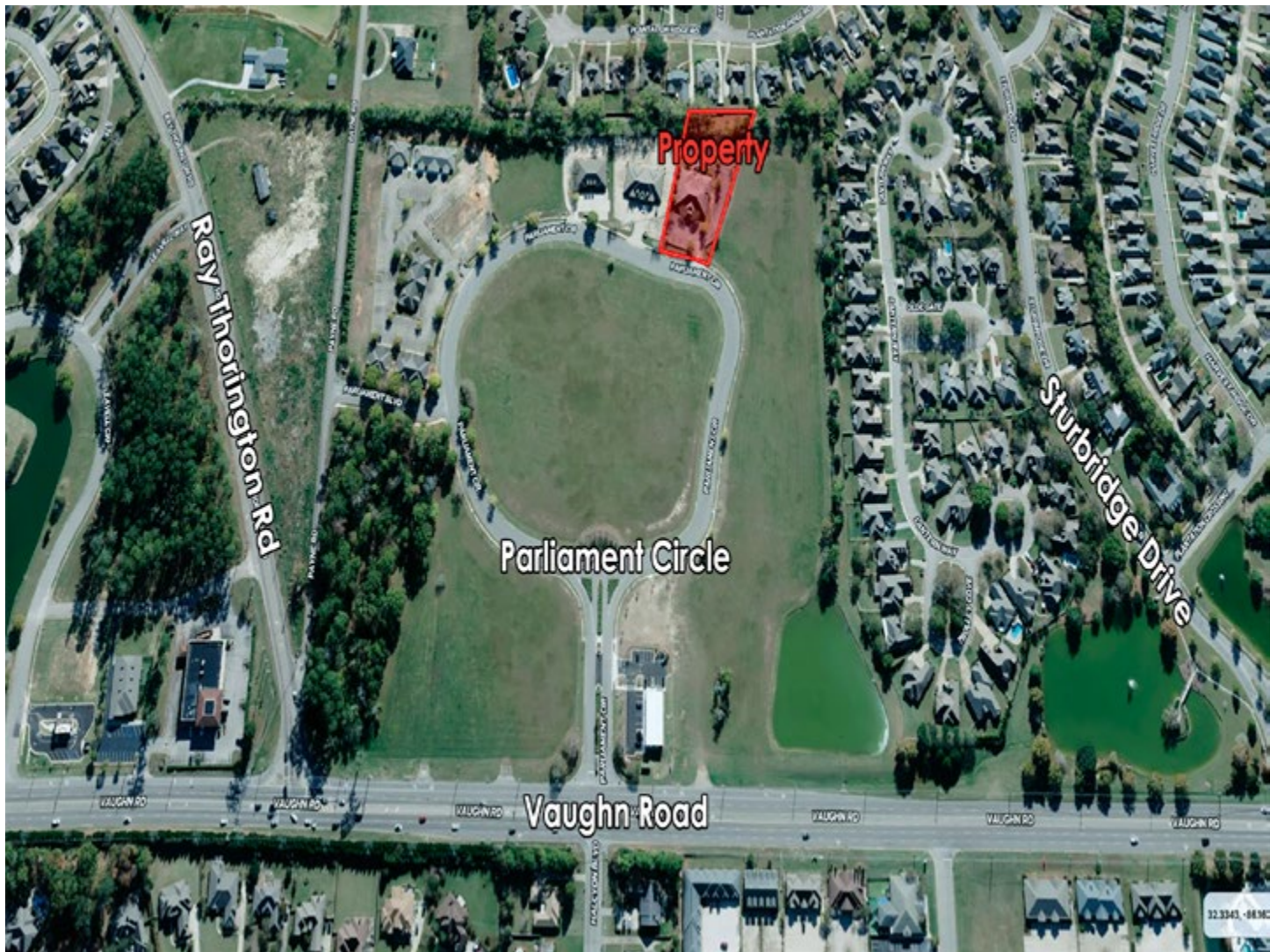
Downstairs - 6,430 s.f.
Upstairs Unfinish - 2,494 s.f.
Courtyard - 630 s.f.
Portico - 82 s.f.

SECOND FLOOR

Property Address:

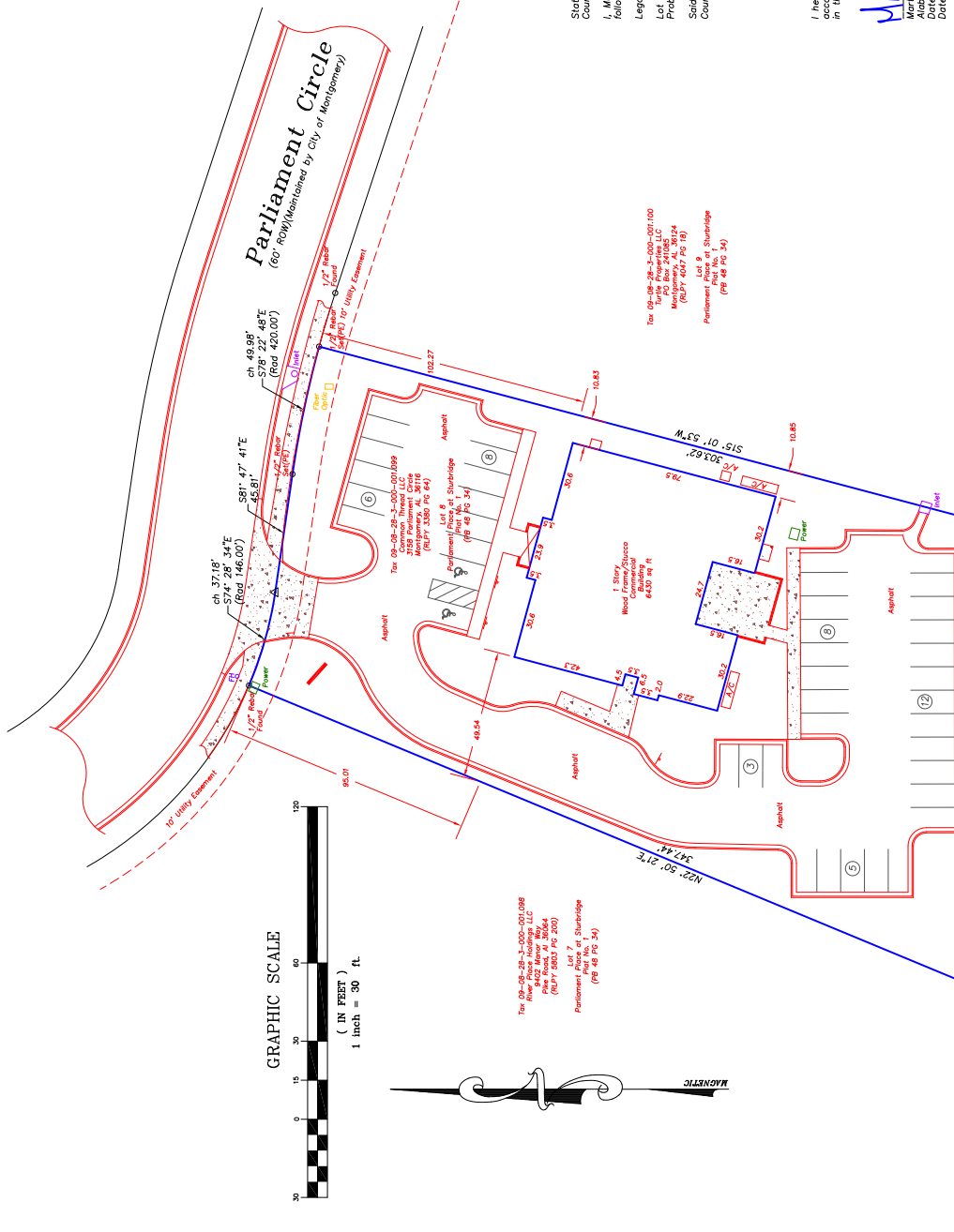
3158 Parliament Circle
Montgomery, Alabama







Vicinity Map NTS



State of Alabama
County of Montgomery
I, Martin T. Blithen, a Professional Land Surveyor in the State of Alabama, hereby certify that the following is a true and correct survey of the following described property to-wit:
Legal Description

Lot 8, according to the Plat of the Survey of the Probate of Montgomery County, Alabama, in Plat Book 48 at Page 34
Sold parcel lying and being in the SW 1/4 of Section 28, Township 16 North, Range 19 East, Montgomery County, Alabama and containing 49,000 square feet (1.14 acres), more or less.

I hereby state that all parts of this survey and drawing have been completed in accordance with the laws and regulations of the State of Alabama and the Surveyor's Code of Ethics, and to the best of my knowledge, information and belief.

Martin T. Blithen
ALABAMA
LICENSED
NO. 14728
PROFESSIONAL
LAND
SURVEYOR
Date of Survey: 18 September 2025
Date of Last Revision: 18 September 2025

SHEET TITLE:	As Built Survey
PROJECT:	Common Thread LLC 3158 Parliament Circle Montgomery, Alabama 36116
DESIGNED BY:	Pilgreen and Bostick ENGINEERING, INC. 10270 Highway 80 East, Montgomery, Alabama 36117 TEL: (334) 272-2097 FAX: (334) 244-6616
DRAWN BY:	MTB
CHECKED BY:	MTB
DATE:	18 Sep 2025
SCALE:	1" = 30'
FILENAME:	25-118
EMAIL:	mblithen@pilgreen.com
SHEET	1 OF 1