



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



4749 Berry Blvd.
Montgomery, AL 36106

FOR SALE

Sale Price	\$545,000.00
Building Area	+/- 3,025 S.F. (1st Floor) +/- 624 S.F. (2nd Floor) +/- 3,649 S.F. TOTAL
Land Size	+/- 19,000 S.F.
Zoning	O-1 (Office)
On-Site Parking	29 Spaces
Best Use	Medical or Dental Office
Accessibility & Visibility	Excellent
Possession	At Closing
Listing Type	Exclusive

Medical or Dental Office Building in excellent condition. Great floor plan. Located just off Woodmere Boulevard and Carmichael Road. Close proximity to Montgomery Cancer Center, physician and dental offices, banks, auto dealerships, restaurants and retail. SHOWN BY APPOINTMENT ONLY. Contact John Stanley, CCIM, for additional information and tour 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



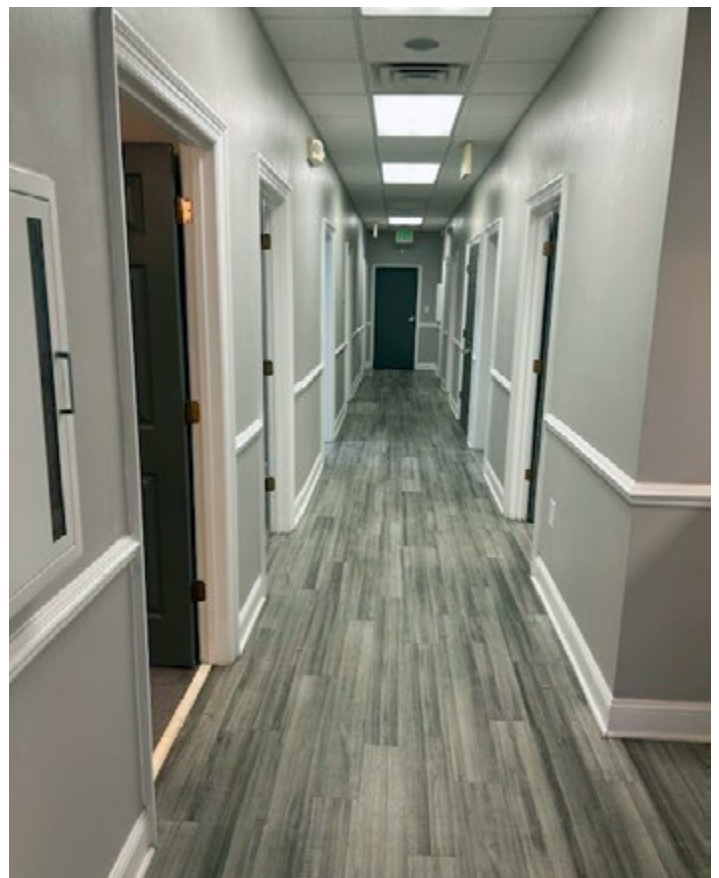
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

09/25/2025

SIDE VIEW











Hyundai
Dealership
(u/c)

Carmichael
Rd

Social
Security
Admin.

Berry
Blvd

Woodmere
Blvd

Property

Carrington
Park Apts

Lomac
St.

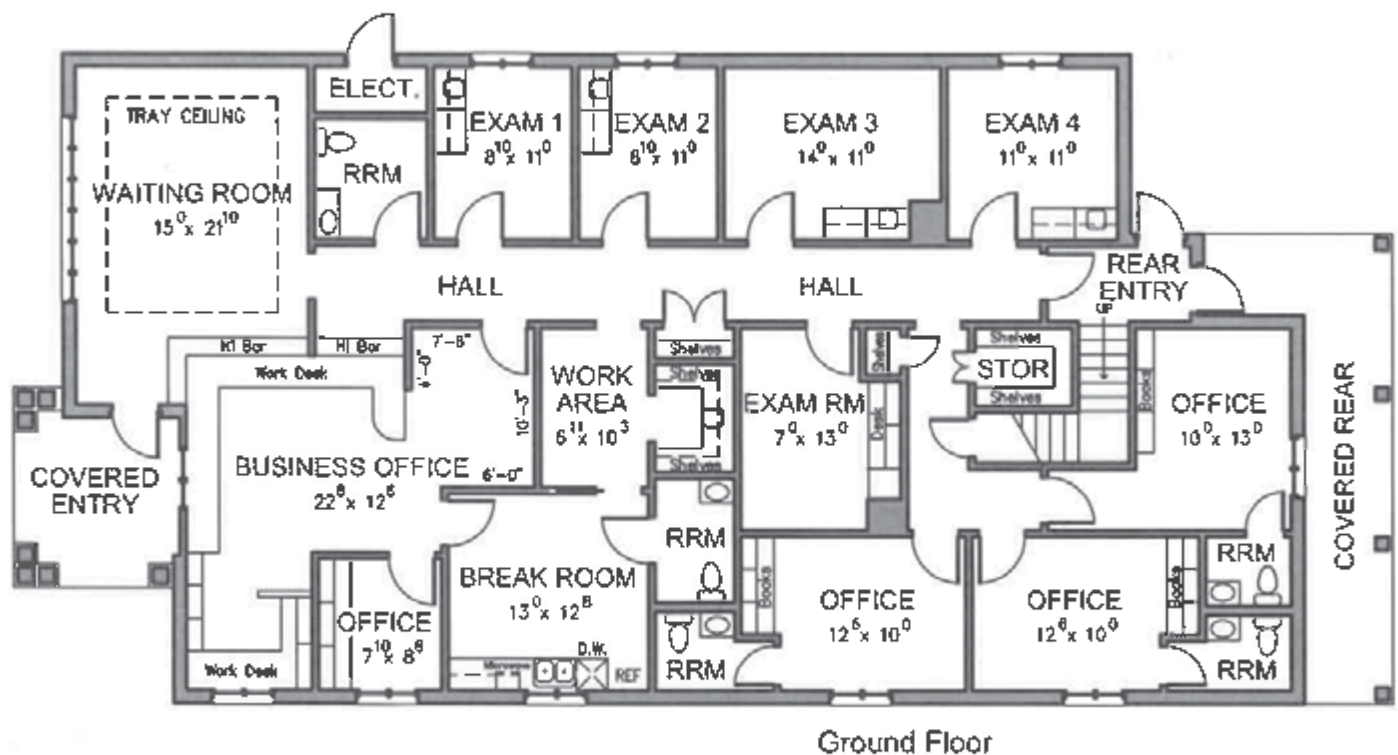
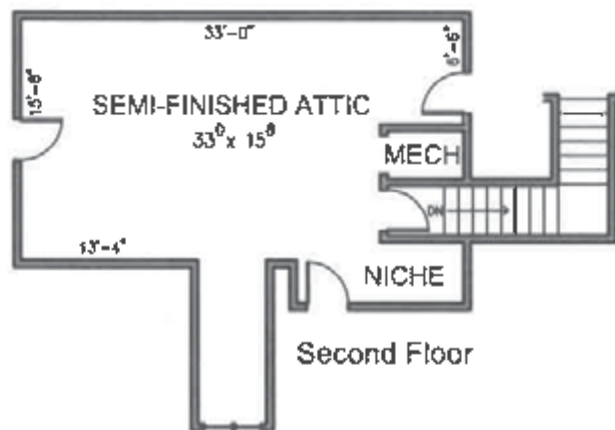
Cedar
Creek Apts

Eastwood
Presbyterian
Church

Trinity
Presbyterian
School

Montgomery
Cancer Ctr

Bristol
Downs Apts



BUILDING DATA

Ground Floor	3,025 s.f.
Second Floor	624 s.f.
<hr/> Total Enclosed	<hr/> 3,649 s.f.
Exterior Covered	310 s.f.

Property Address:
4749 Berry Blvd.
Montgomery, Alabama



Vicinity Map NTS

Current Zoning
Per City of Montgomery, Alabama

O-1 Office Complex District
Front Yard Setback - 20 Feet
Side Yard Setback - 10 Feet
Maximum building area - 50%
Maximum building height - 45 Feet (3 Stories)
Parking required - 1 space per 200 sq ft gross floor area
(3025/200H=15 Spaces)

Parking provided - 27 reg + 2 HC = 29 total

State of Alabama
Montgomery County

Certified to:

Montgomery Real Estate Ventures, LLC, its successors and/or assigns;
[OTHERS], its successors and/or assigns;

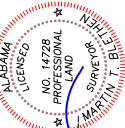
I, Martin T. Blithen, a licensed Professional Land Surveyor in the State of Alabama, hereby
certify that this is a true and correct survey of the following described property to-wit:

LEGAL DESCRIPTION

LOT 2, BLOCK A, ACCORDING TO THE MAP OF FHM PLAT NO. 7 AS RECORDED IN THE OFFICE
OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 48 AT PAGE 4.

Flood Insurance Community Panel No. _010174_ and Rate Map _0026 H_
Flood Insurance Community Panel No. _010174_ and Rate Map _0026 H_
Flood Zones - Other Areas.

I hereby certify that all parts of this survey and drawing have been completed in accordance
with the laws and regulations of the State of Alabama for Surveying in the State of Alabama
to the best of my knowledge, information and belief.



WITNESS my hand this the
20th day of March, 2025.

Martin T. Blithen
Martin T. Blithen, PLS, QCS
Alabama License No. 14728

SHEET TITLE:

As Built Survey

PROJECT: **Montgomery Real Estate Ventures, LLC**
4749 Berry Boulevard
Montgomery, Alabama 36106

PBE **PILGREEN AND BOSTICK**
ENGINEERING, INC.
10270 Highway 80 East, Montgomery, Alabama 36117
TEL: (334) 272-2697 CELL: (334) 799-6786

DESIGNED BY:

DRAWN BY: MTB

CHECKED BY: MTB

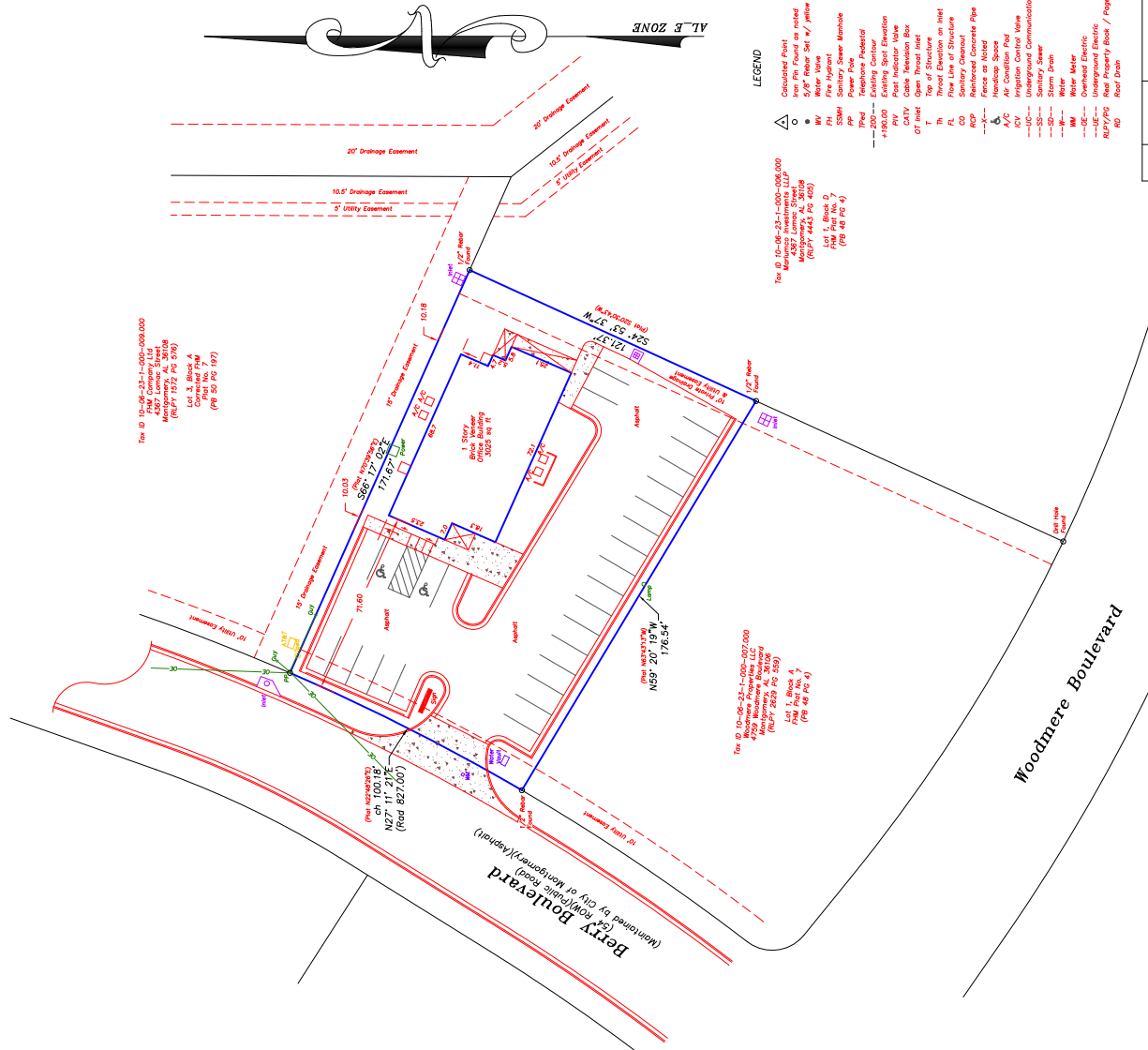
DATE: 20 Mar 2025

SCALE: 1" = 30'

FILENAME: 25-029

EMAIL: mblethen@pilgreen.com

SHEET 1 OF 1



- LEGEND
- Calculated Point
 - Pin Found as noted
 - Survey Point
 - Water Valve
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Telephone Pole
 - Electric Pole
 - Gas Pole
 - Water Pole
 - Sanitary Sewer
 - Storm Sewer
 - Gas
 - Water
 - Electric
 - Underground Electric
 - Underground Gas
 - Underground Water
 - Roof Drain

