



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



316 St. Lukes Drive
Montgomery, AL 36117

FOR SALE

Sale Price	\$475,000.00
Interstate/Exit	I-85 (Exit 9)
Building Size	+/- 3,346 S.F.
Lot Size	+/- 16,200 S.F.
Zoning	O-1 (Office)
Current Use	Medical Office
Accessibility	Excellent
Possession	After April 1, 2025

Priced to Sell!

MEDICAL OFFICE BUILDING located on St. Lukes Drive across from Baptist Medical Center East. Great floor plan. 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.

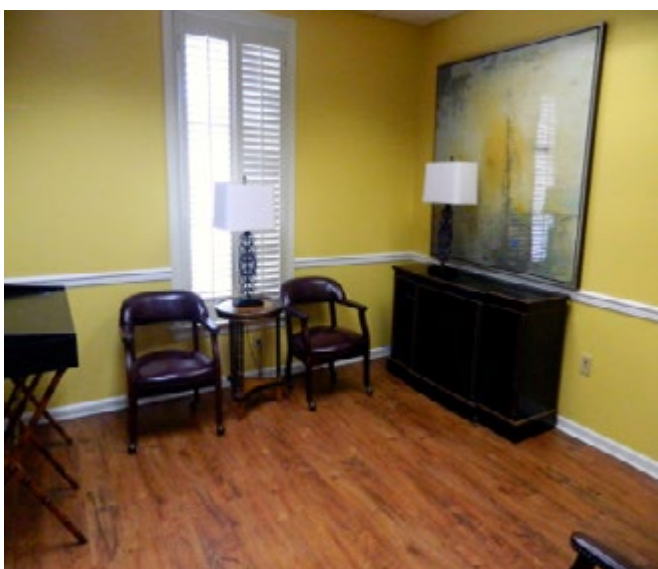
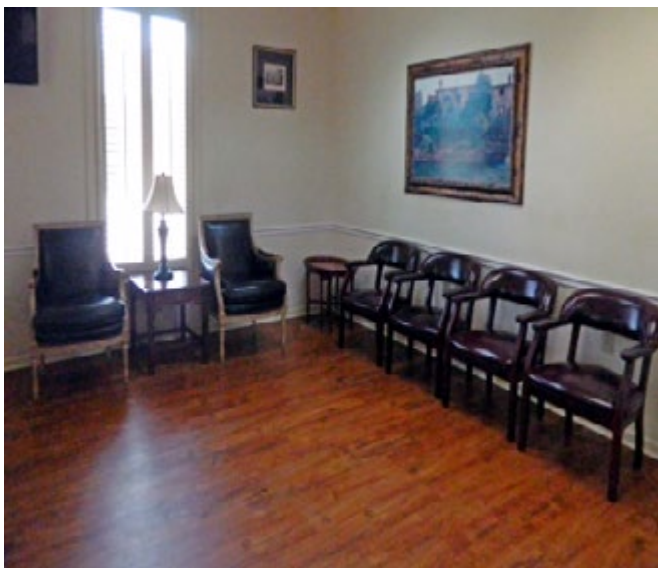
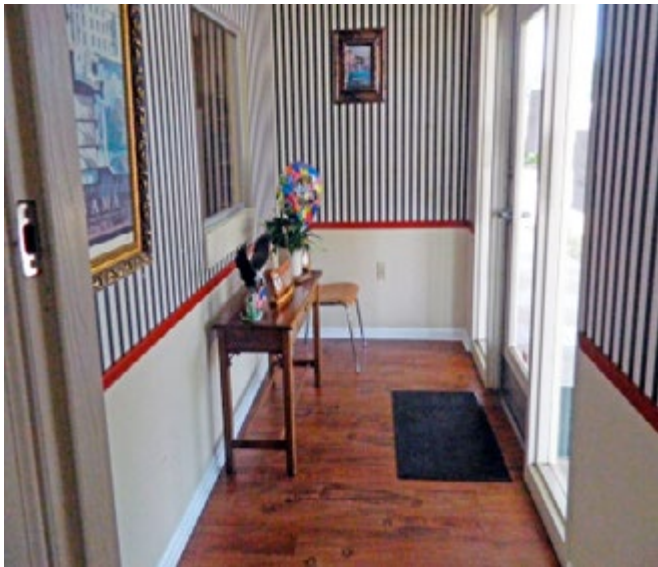
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SIDE VIEW

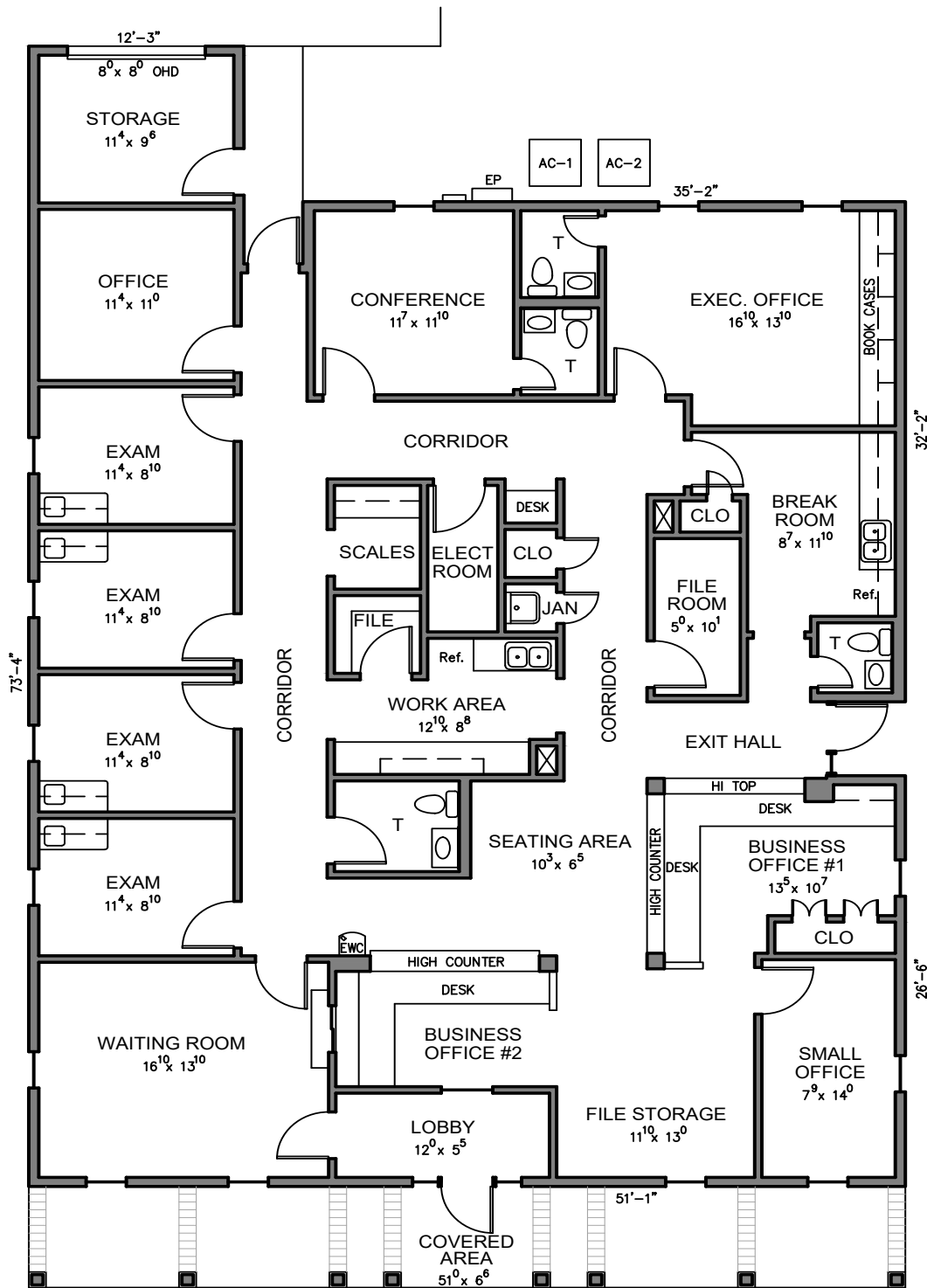


REAR VIEW









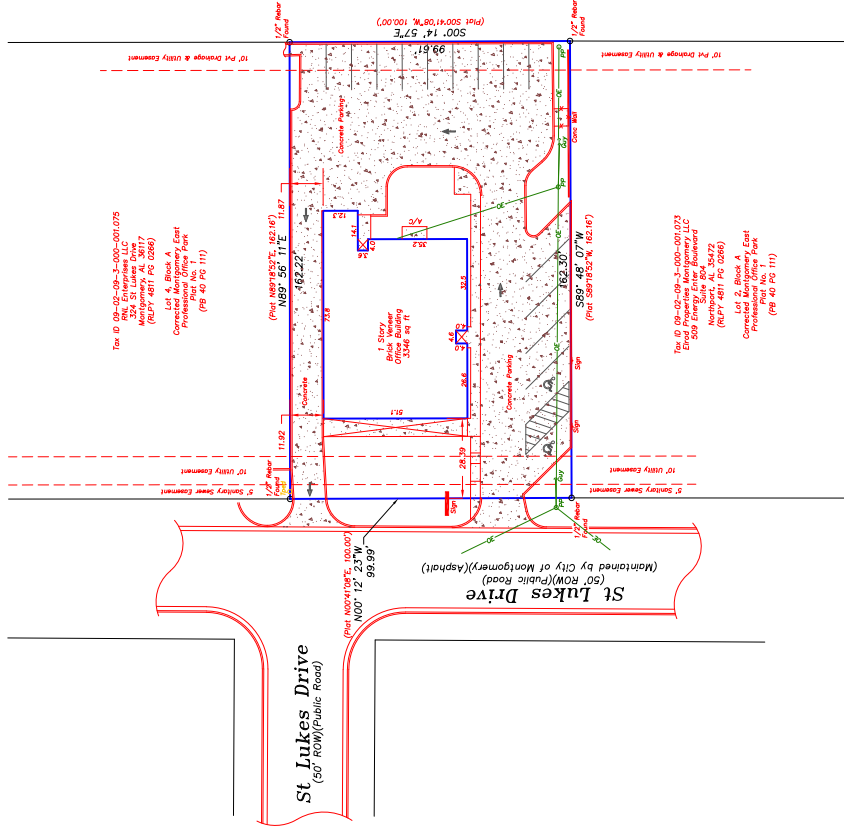
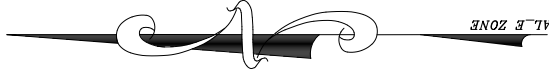
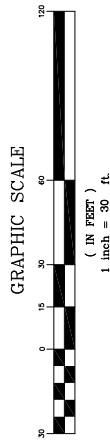
BUILDING DATA:

Enclosed Space - 3,346 s.f.
Covered Front - 330 s.f.



Property Address:

316 St. Lukes Drive
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 - 20 Feet
Rear Yard Setback - 20 Feet
Maximum building area - 50%
Maximum building height - 45 Feet (3 Stories)
Parking required - 1 space per 200 sq ft gross floor area
(3184/2004=16 Spaces)
Parking provided - 14 reg + 2 HC = 16 total

State of Alabama
Montgomery County
Certified to:
CEBU Ventures, LLC, its successors and/or assigns;
[OTHERS], its successors and/or assigns;
I, Martin T. Bliethen, a licensed Professional Land Surveyor in the State of Alabama,
do hereby certify that this is a true and correct survey of the following described property
to-wit:

LEGAL DESCRIPTION

LOT 3, BLOCK A, ACCORDING TO THE MAP OF CORRECTED MAP OF MONTGOMERY EAST
PROFESSIONAL OFFICE PARK PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE
OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 40 AT PAGE 111.

Flood Insurance Community Panel No. _010714_ and Rate Map _0118 _
Dated January 7, 2015.
Flood Zones _X-Other Areas_

WITNESS my hand this the 27th day of January, 2015.



SHEET TITLE: As Built Survey		PROJECT: CEBU Ventures, LLC 316 St Lukes Drive Montgomery, Alabama 36117	
DESIGNED BY: MTB		DRAWN BY: MTB	
CHECKED BY: MTB		FILENAME: 25-012	
DATE: 27 Jan 2015		SCALE: 1" = 30'	
EMAIL: mblithen@pilgreen.com		SHEET 1 OF 1	

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

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- LEGEND
- Calculated Point
 - Survey Point
 - Water
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - Telephone Pedestal
 - Existing Contour
 - Existing Spot Elevation
 - OT Inlet
 - Open Trench Inlet
 - Top of Structure
 - Base Line of Structure
 - Sanitary Cleanout
 - Reinforced Concrete Pipe
 - Handicap Space
 - A/C
 - Air Condition Pad
 - Irrigation Control Valve
 - Sanitary Sewer
 - Storm Drain
 - Water Meter
 - Overhead Electric
 - Underground Electric
 - Rebar Property Box / Pole