



COMMERCIAL REAL ESTATE



9532 Wynlakes Place
Montgomery, AL 36117

FOR SALE

Income Producing Property!

Sale Price \$950,000.00
Cap Rate 7.7%
Building Size +/- 6,300 S.F.
Land Size +/- 21,307 S.F.
Zoning O-1 (Office)
Parking Plenty On-Site
Accessibility & Visibility Excellent
Listing Type Exclusive

Outstanding fully-leased office building located at the corner of Vaughn Road and Wynlakes Place. Great investment property with very little landlord responsibilities! There is a 7.7% cap rate on current rent. Rent increases 2.5% each year. Building contains approximately 6,300 S.F. of finished office space. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.



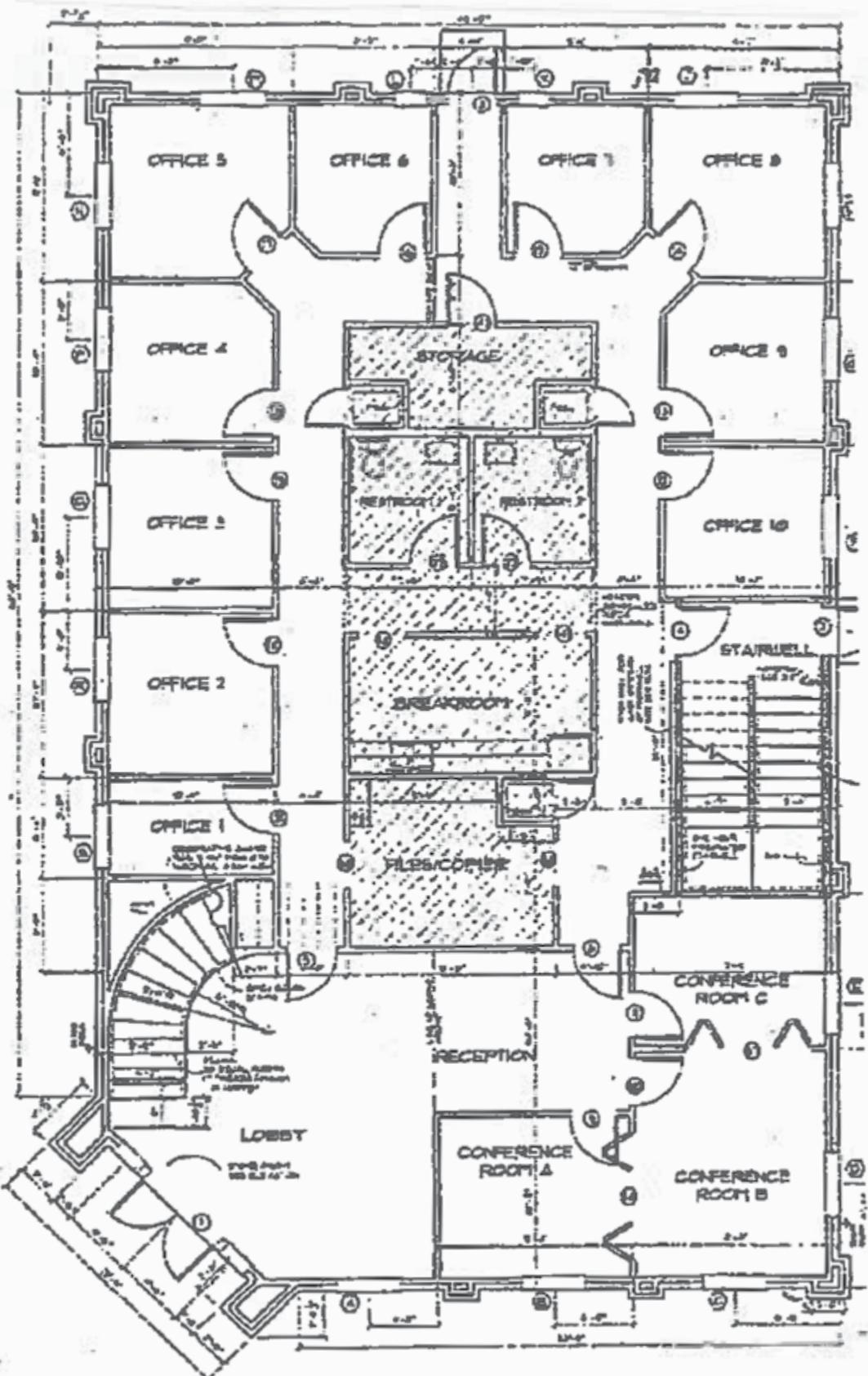
Lee W. Meriwether, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd. ▪ Montgomery, AL 36106
(334) 271-2475 voice ▪ (334) 398-1808 cell
(334) 271-2421 fax
lmeriwether@johnstanleyassociates.com
www.johnstanleyassociates.com

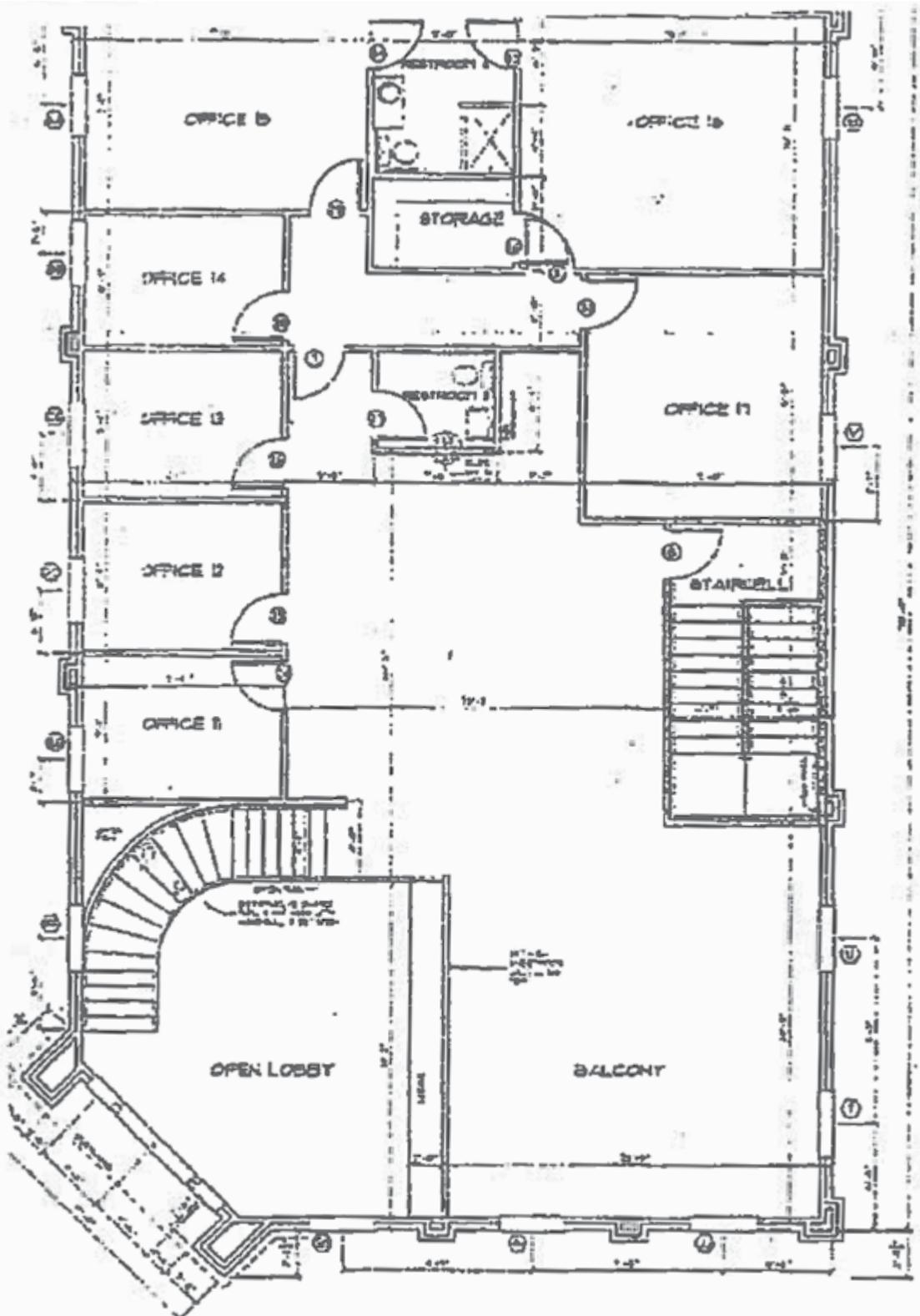


All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

01/14/2026







SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

9'-0" CEILINGS - UNLESS OTHERWISE NOTED



JOHN STANLEY
&
ASSOCIATES