



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



3100 Atlanta Highway
Montgomery, AL 36109

FOR SALE

Sale Price \$265,000.00
Land Area +/- 21,737 S.F.
Building Size +/- 1,169 S.F.
Zoning B-2 (General Business)
Parking Plenty On-Site
Best Use Commercial/Retail
Traffic Count 25,563 (2024 ALDOT)
Accessibility Excellent
Possession Immediate
Listing Type Exclusive

Excellent retail/commercial property located on Atlanta Highway in Capitol Heights. Plenty of parking. Great visibility and access. Formerly operated as an Always Money Loans facility. Contact John Stanley, CCIM, for more information at (334) 271-2475.



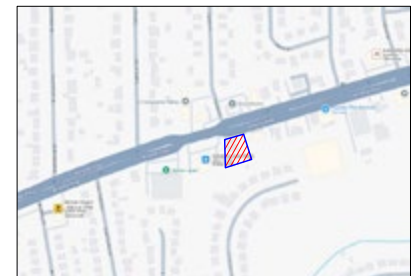
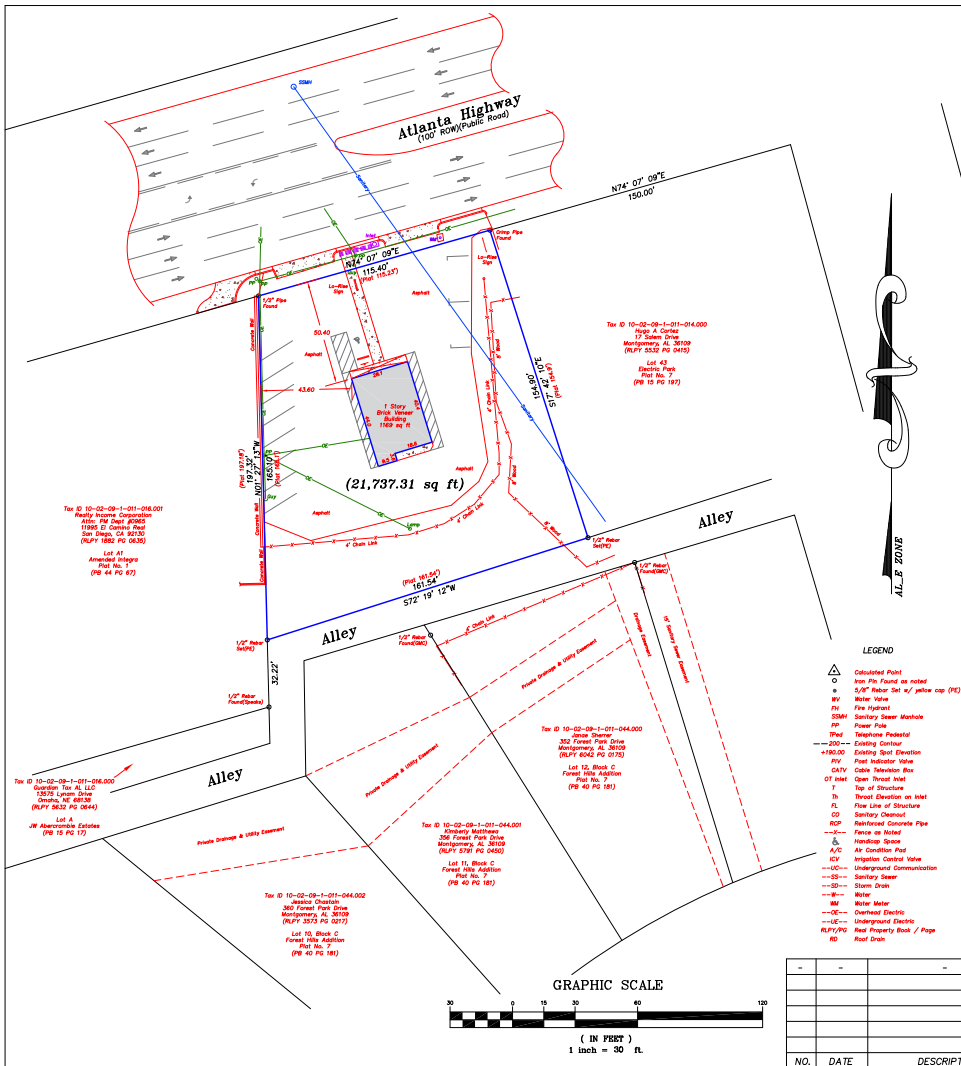
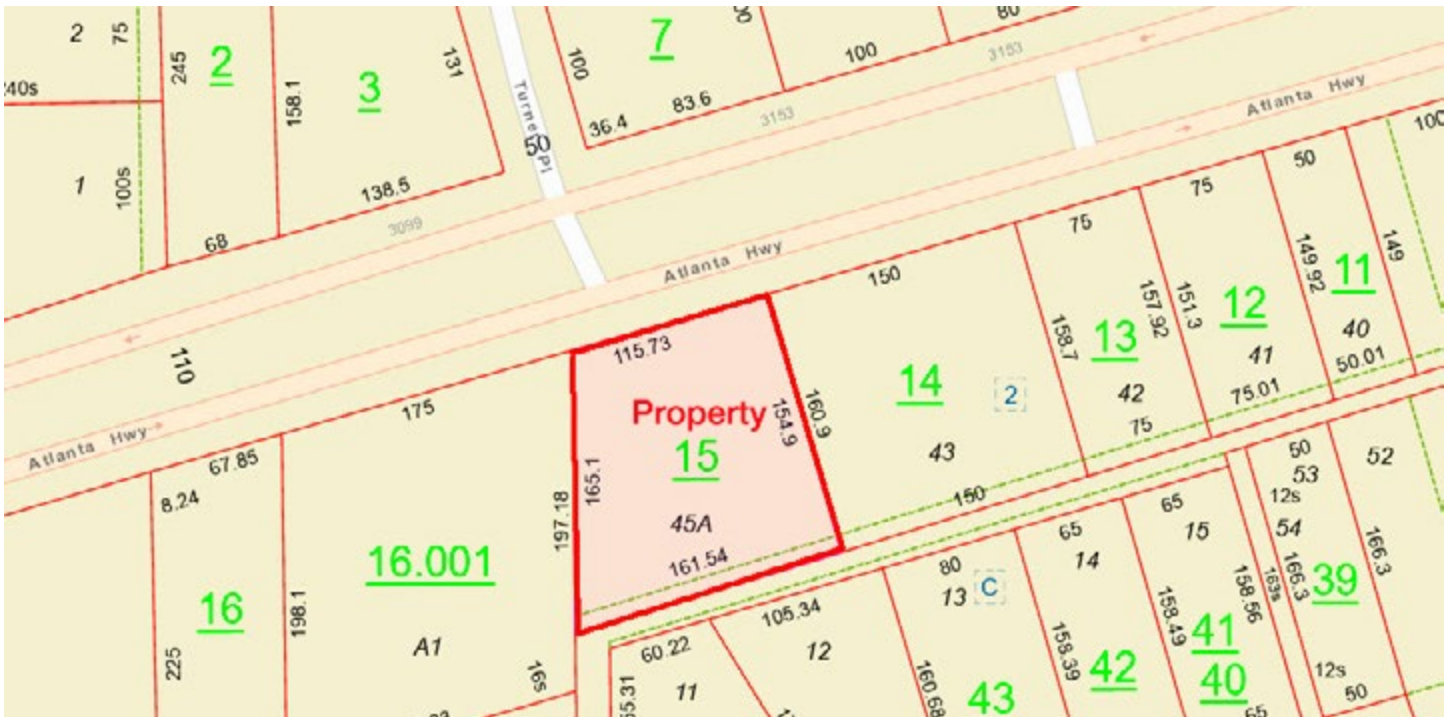
John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd. ■ Montgomery, AL 36106
Tel: (334) 271-2475 ■ Fax: (334) 271-2421
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



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.

01/26/2026





Vicinity Map NTS

Current Zoning
Per City of Montgomery, Alabama
B-2 (Individual Stores District)
Front Yard Setback - None Specified
Side Yard Setback - None Specified
Rear Yard Setback - None Specified
Maximum building height - 45 Feet (3 Stories)
Parking required - 1 space per 200 sq ft gross floor area
(1169/200=5.85 Spaces)
Parking provided - 9 reg + 1 HC = 10 total

State of Alabama
Montgomery County)

Certified to:
Snaveco, LLC, its successors and/or assigns;
[OTHERS], its successors and/or assigns;

I, Martin T. Blethen, 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:

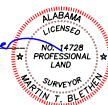
LEGAL DESCRIPTION

LOT 45A, ACCORDING TO THE MAP OF ELECTRIC PARK PLAT NO. 13 AS RECORDED IN
THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT
BOOK 20 AT PAGE 225.

Flood Insurance Community Panel No. _D10174_ and Rate Map _0094 H_
Dated _February 5, 2014_
Flood Zones _A_ Other Areas _

WITNESS my hand this 19th day of February, 2025.

Martin T. Blethen
Martin T. Blethen, R.L.S., C.S.
Alabama License No. 14728



SHEET TITLE: As Built Survey			
PROJECT: Snaveco LLC 3100 Atlanta Highway Montgomery, Alabama 36109			
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: 19 Feb 2025	SCALE: 1" = 30'	FILENAME: 25-016	
BY: EMAIL: mblethen@pilgreen.com		SHEET 1 OF 1	