



FOR SALE

2133-2135 Taylor Road
Montgomery, AL 36117

**Prime 2-Suite Office Building
Ideal for Investor or Owner-Occupant**

| | |
|----------------------|---------------------|
| Sale Price | \$330,000.00 |
| Building Size | +/- 2,466 S.F. |
| Zoning | O-1 (Office) |
| Parking | Plenty On-Site |
| Best Use | Office |
| Current Use | Office |
| Visibility | Excellent |
| Traffic Count | 47,966 (2024 ALDOT) |
| Possession | Immediate |
| Listing Type | Exclusive |

Excellent opportunity to own a well-located, two-suite office building with outstanding visibility on Taylor Road, just minutes from Eastchase. This property offers strong exposure and convenient access, making it perfect for an investor seeking rental income or a business owner looking to occupy one suite while leasing the other.

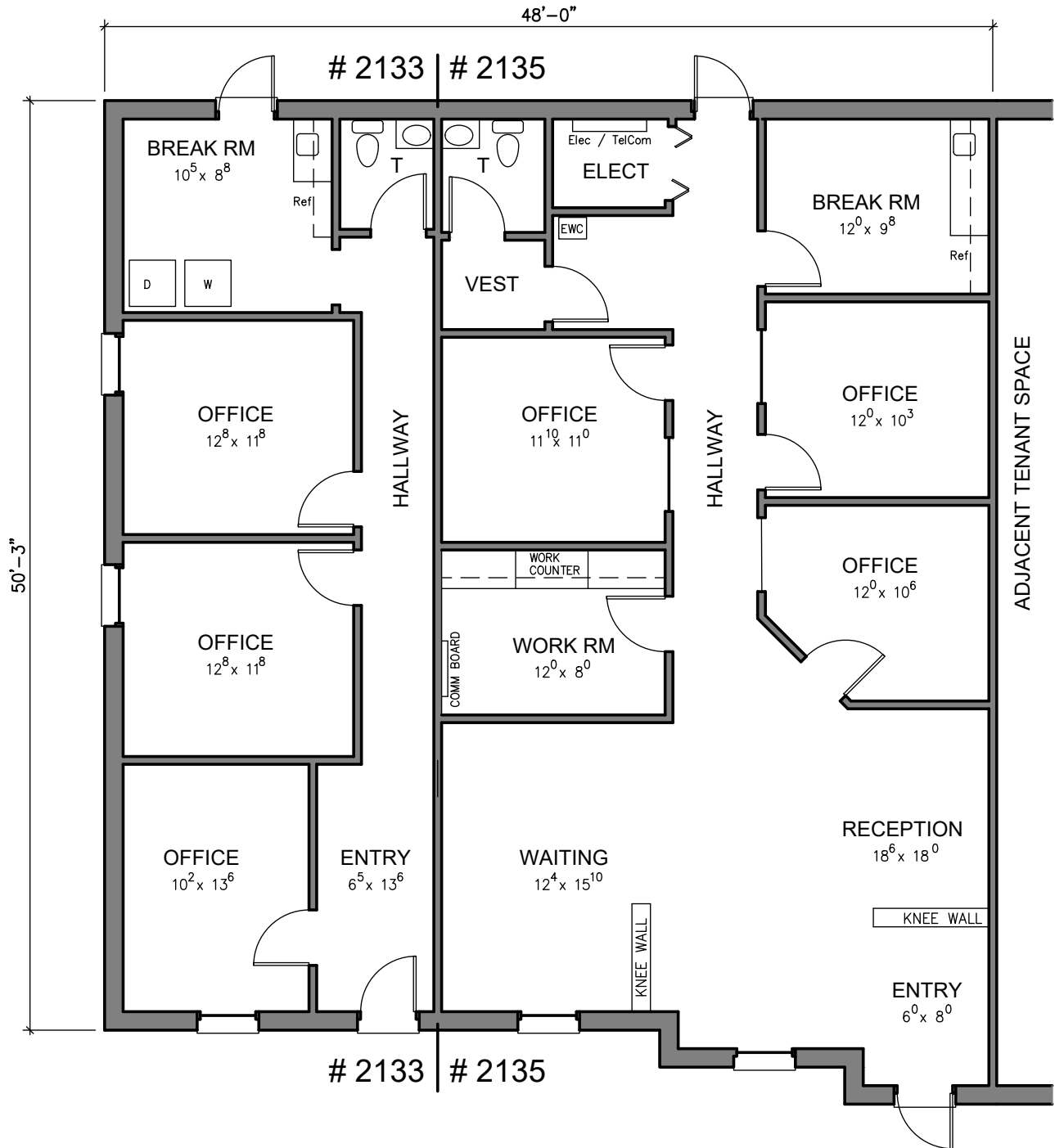
Strategically positioned near I-85 (Exit 9), this location provides easy access to all areas of Montgomery, ensuring convenience for clients and employees alike.

For more information or to schedule a showing, contact Lee Meriwether at (334) 398-1808.



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BUILDING DATA:

2133 Taylor Rd. 906 s.f.
 2135 Taylor Rd. 1,560 s.f.
 Total Area 2,466 s.f.

Property Address:
 2133 & 2135 Taylor Rd.
 Montgomery, Alabama

