



7000-7008 Brockport Court
Montgomery, AL 36117

FOR SALE

Price Reduced!

Sale Price	\$550,000.00
Land Size	+/- 26,446 S.F.
Building Area	+/- 4,680 S.F.
Zoning	O-1 (Office)
On-Site Parking	23 Spaces
Current Use	Office
Accessibility & Visibility	Excellent
Possession	Immediate
Listing Type	Exclusive

A rare opportunity! Professional office building located just off Taylor Road and Vaughn Road. The floor plan allows for three separate office spaces, or can be configured as needed. Perfect for attorneys and other office users. SHOWN BY APPOINTMENT ONLY. Contact John Stanley, CCIM, for more information at (334) 271-2475.



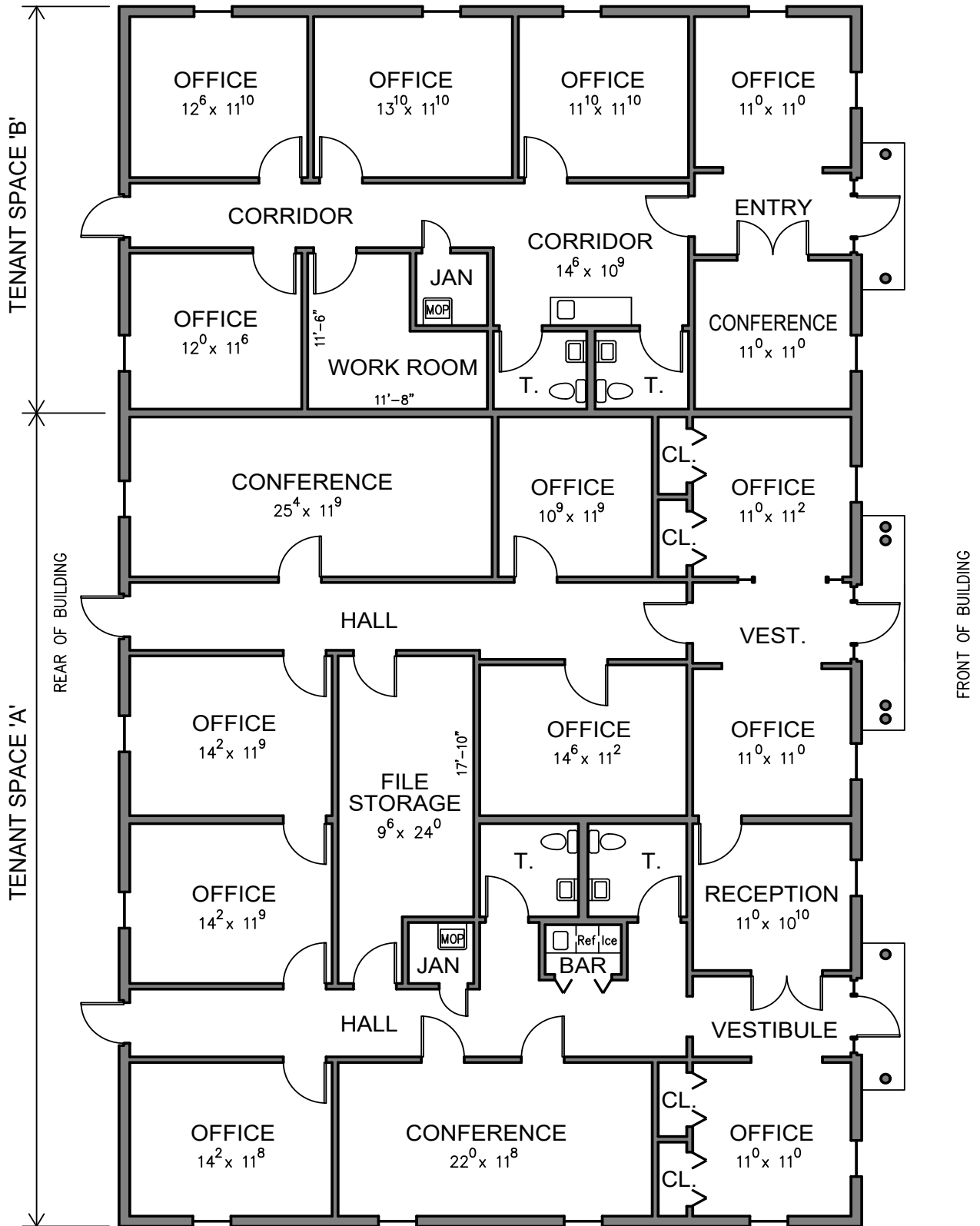
John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd. ■ Montgomery, AL 36106
Tel: (334) 271-2475 ■ Fax: (334) 271-2421
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com





REAR VIEW

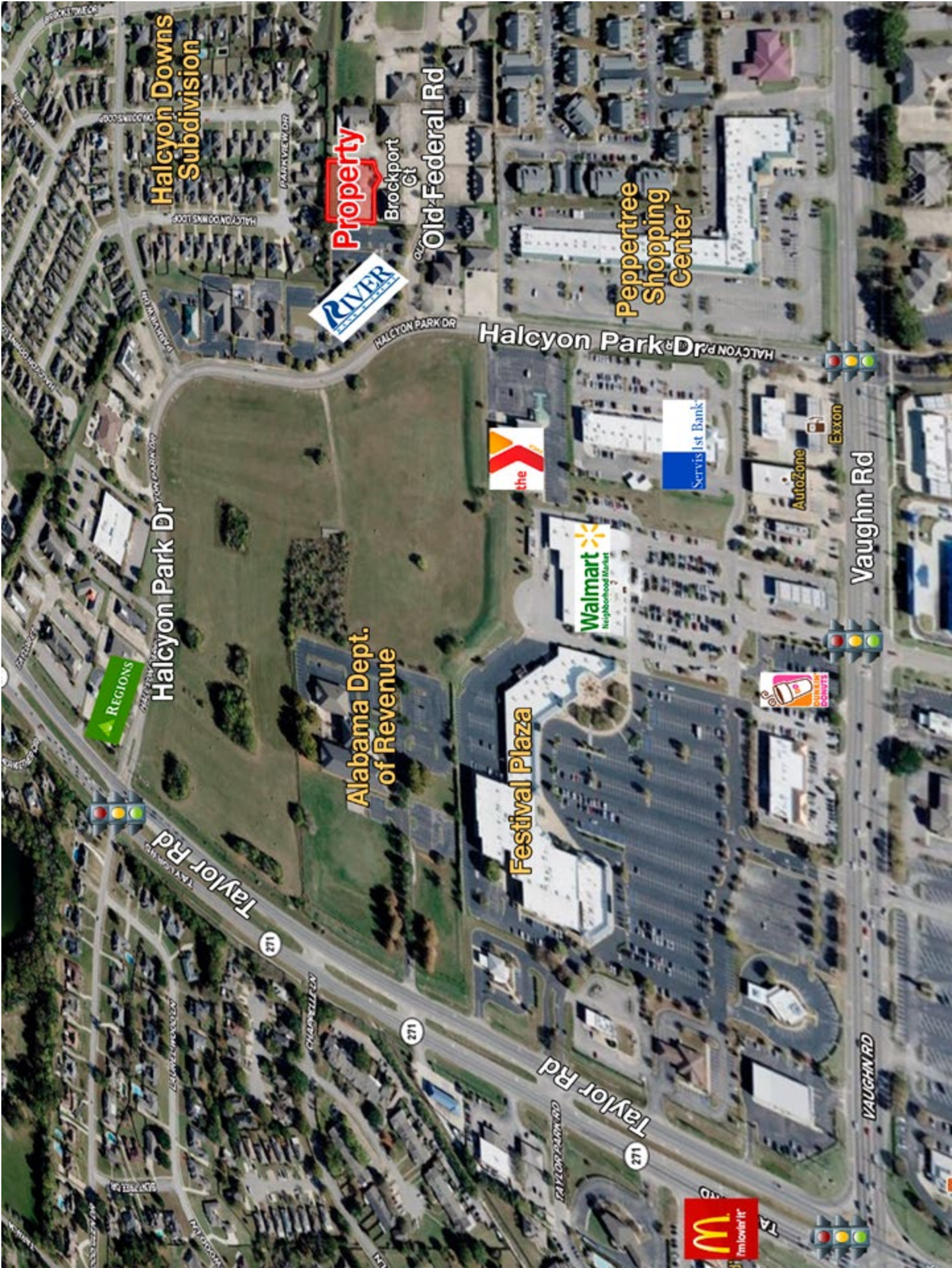




BUILDING DATA

TENANT SPACE 'A'	- 3,120 S.F.
TENANT SPACE 'B'	- 1,560 S.F.
TOTAL	- 4,680 S.F.

7004 Brockport Circle
Montgomery, Alabama



Halcyon Downs Subdivision

Halcyon Park Dr

Taylor Rd

REGIONS

Alabama Dept. of Revenue

Festival Plaza

Property

Brockport Ct

Old Federal Rd

RIVER

Peppertree Shopping Center

Halcyon Park Dr

the

Walmart Neighborhood Market

Servis 1st Bank

Autozone

Exxon

Vaughn Rd

McDonald's

McDonald's

Taylor Rd

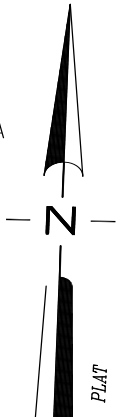
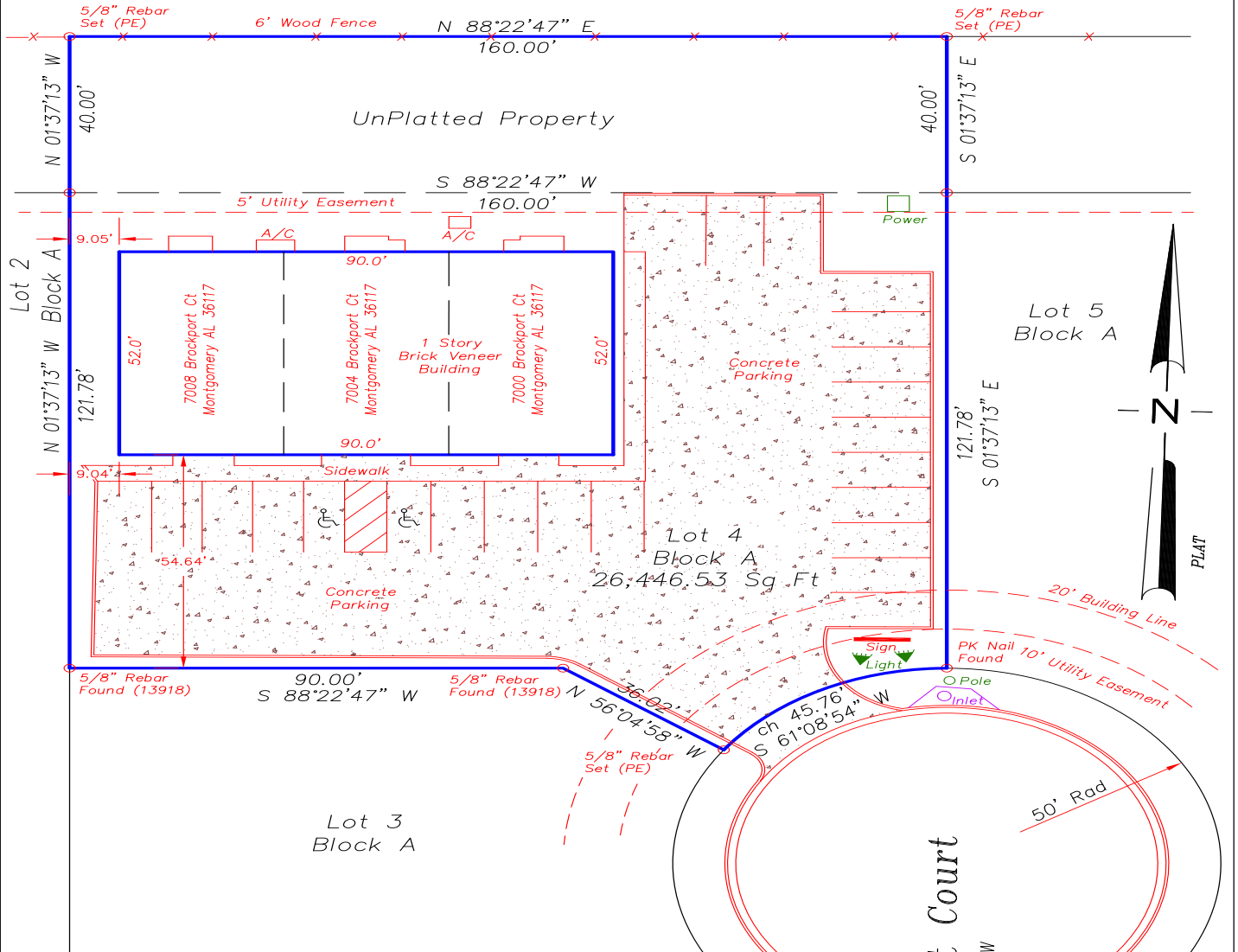
Vaughn Rd

271

271



STATE OF ALABAMA
MONTGOMERY COUNTY)



Legal Description

Lot 4, Block A, according to the plat of Old Federal Office Park Plat #1 as the same appears in the Office of the Judge of Probate of Montgomery County, Alabama, in Plat Book 43, at Page 132.

ALSO: Commence at the northeast corner of Lot 4, Block A, Old Federal Office Park Plat 1 as recorded in the Office of the Judge of Probate, Montgomery County, Alabama in Plat Book 43 at Page 132, said point being the POINT OF BEGINNING; thence from said point of beginning, run along the north line of said Lot 4, Block A, $S 88^{\circ}22'47'' W$, 160.00 feet to a point at the northeast corner of Lot 2, Block A, Old Federal Office Park Plat 1; thence run $N 01^{\circ}37'13'' W$, 40.00 feet; thence run $N 88^{\circ}22'47'' E$, 160.00 feet; thence run $S 01^{\circ}37'13'' E$, 40.00 feet to the point of beginning.

SCALE	1" = 30 FEET	DATE OF FIELD SURVEY	12-23-2011	TYPE OF SURVEY	AS BUILT SURVEY
FLOOD NOTE By graphic plotting only, this property was found to be located within Flood Zone "X-Other Areas" according to Flood Insurance Rate Map, Community Map No. 010174 0158 G which bears an effective date of August 4, 2003 and is not in a Special Flood Hazard Area.	Date Drawn	12-23-2011			
	Drawn by:	MTB			
	Checked by:	MTB			
	Job No.	11-126			
	Field Book No.	412			
Page No.	50				
Sheet	1 of 1				
		<p>I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.</p> <p><i>Martin T. Blethen</i></p> <p>MARTIN T. BLETHEN - ALABAMA REG. NO. 14728</p>			

