



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE

PRICE REDUCED!



9532 Wynlakes Place
Montgomery, AL 36117

FOR SALE

Income Producing Property!

Sale Price	\$890,000.00
Cap Rate	8.2%
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 an 8.2% 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.



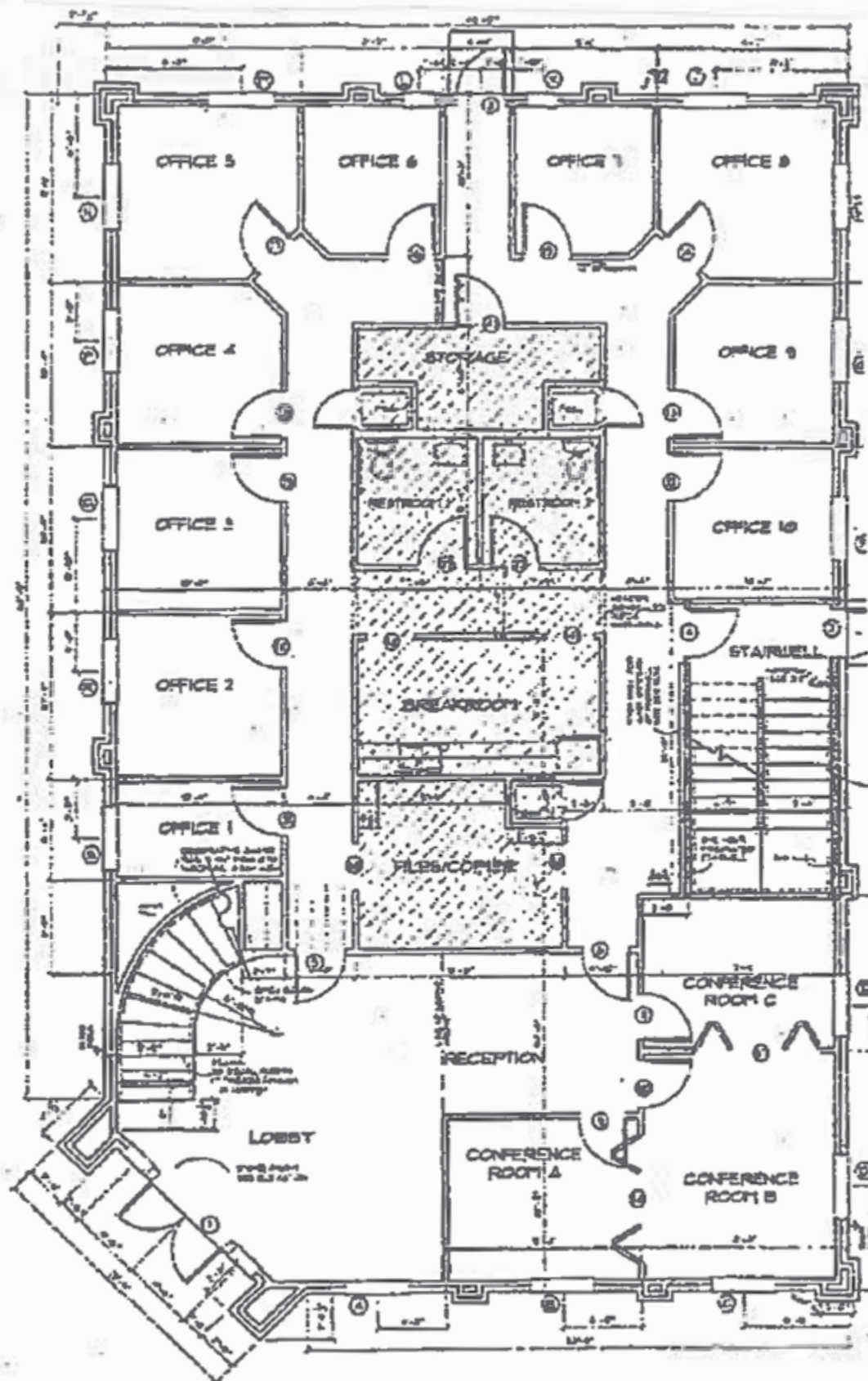
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley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

09/10/2026



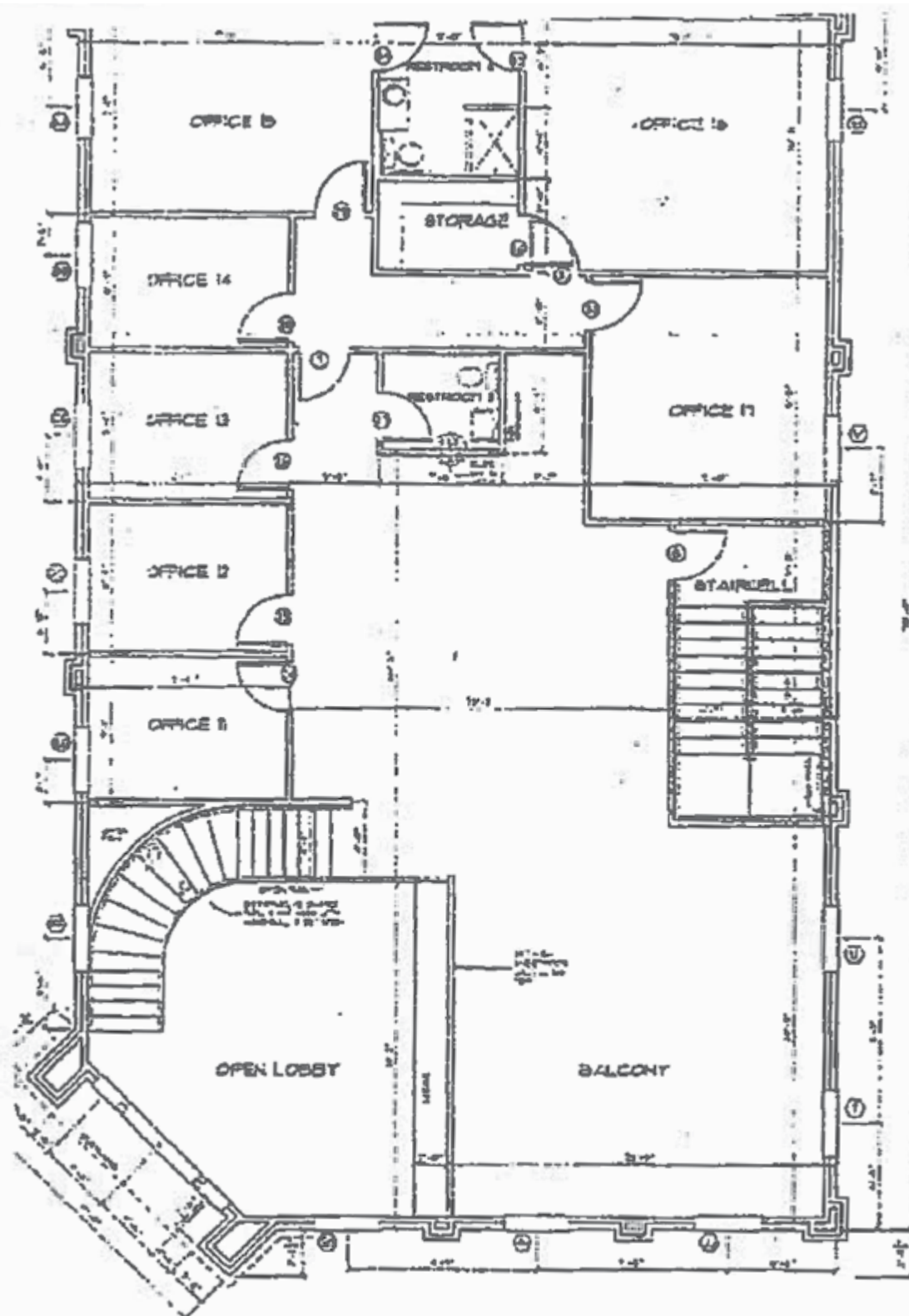


FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



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SECOND FLOOR PLAN

9'-0" CEILINGS - UNLESS OTHERWISE NOTED

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



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