



JOHN STANLEY  
&  
ASSOCIATES

## COMMERCIAL REAL ESTATE



**6765 - 6767 Taylor Circle  
Montgomery, AL 36117**

# FOR SALE

- **Sales Price:** \$395,000.00
- **Building Size:**  $\pm$  4,330 S.F.
- **Land Size:**  $\pm$  15,500 S.F.
- **Zoning:** O-1 (Office)
- **Parking:** 16 Spaces
- **Best Use:** Multi Tenant Office
- **Accessibility:** Excellent
- **Type Listing:** Exclusive

**USER / INVESTMENT PROPERTY  
FOR SALE!**  $\pm$  4,330 S.F. office building located off Taylor Road. Proforma NOI of \$34,500.00. Great for investment/user property. Contact John Stanley, CCIM, for more information at (334) 271-2475.



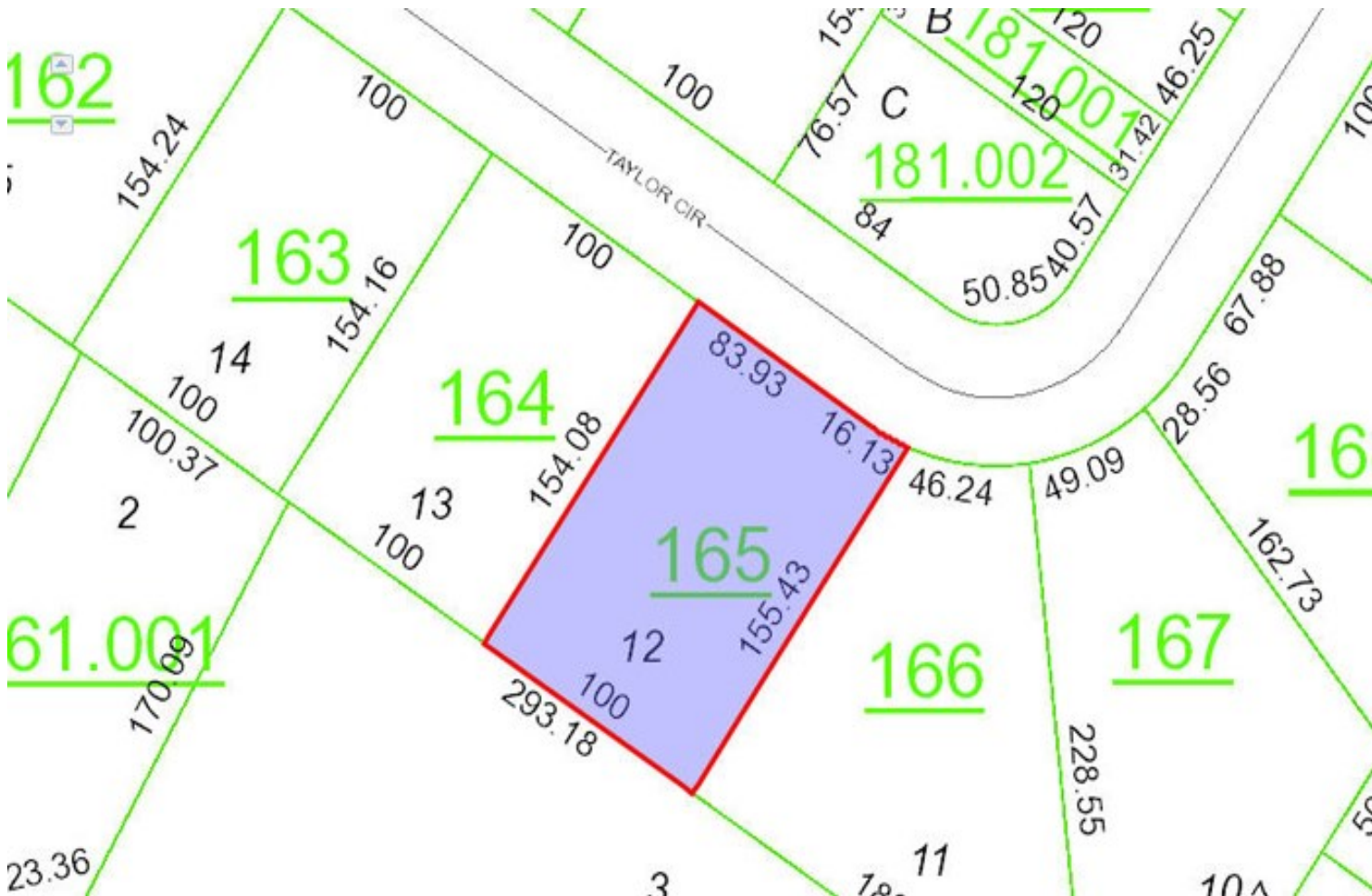
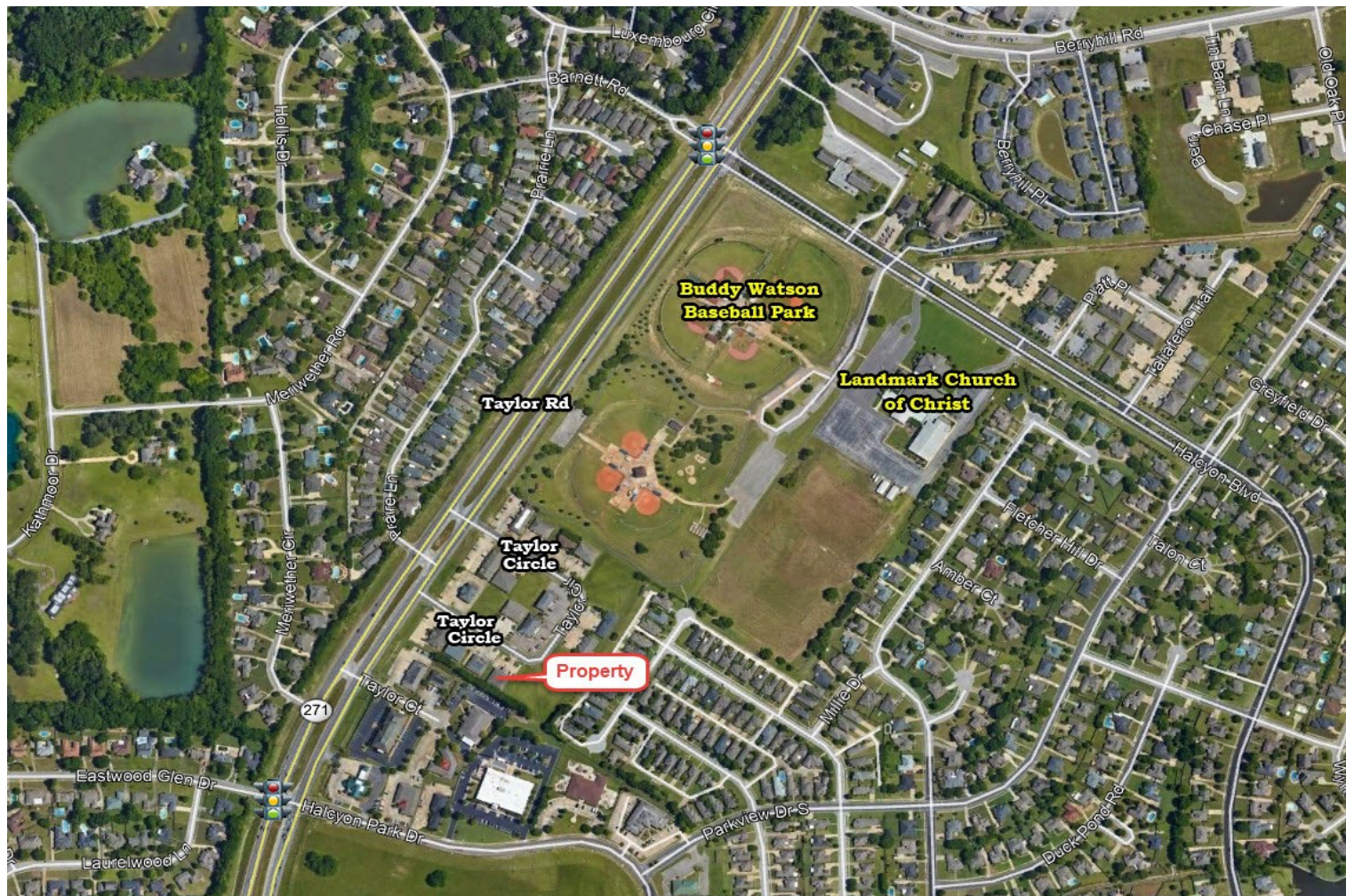
**John C. Stanley, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Boulevard  
Montgomery, AL 36106  
(334) 271-2475 voice  
(334) 271-2421 fax  
[jstanley@johnstanleyassociates.com](mailto:jstanley@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://www.johnstanleyassociates.com)



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.

01/26/21

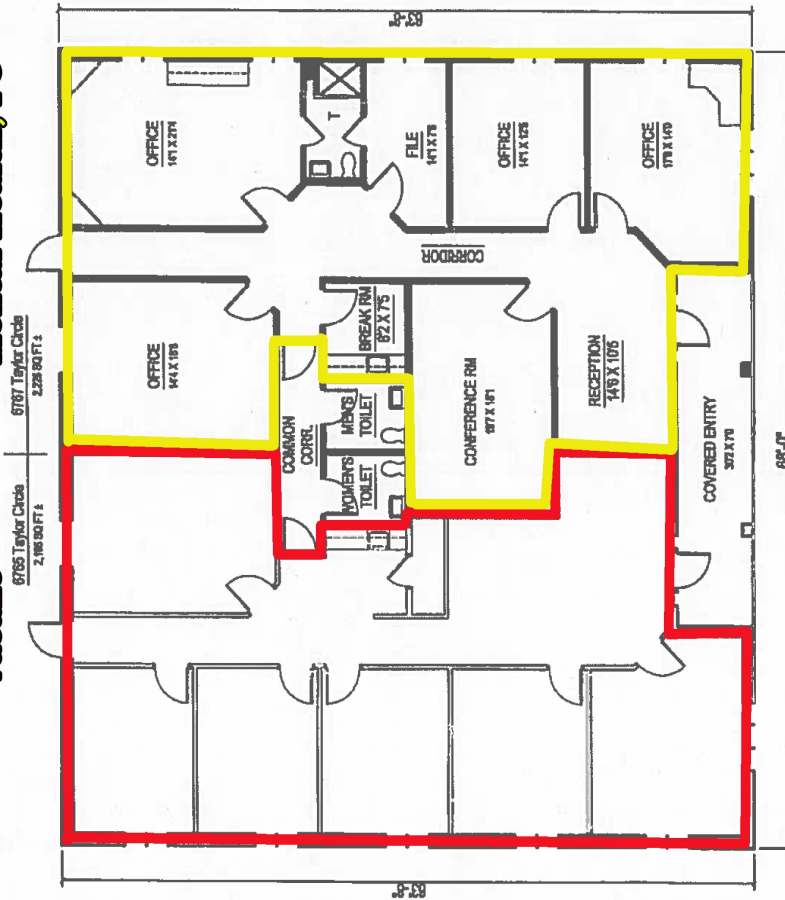






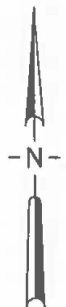
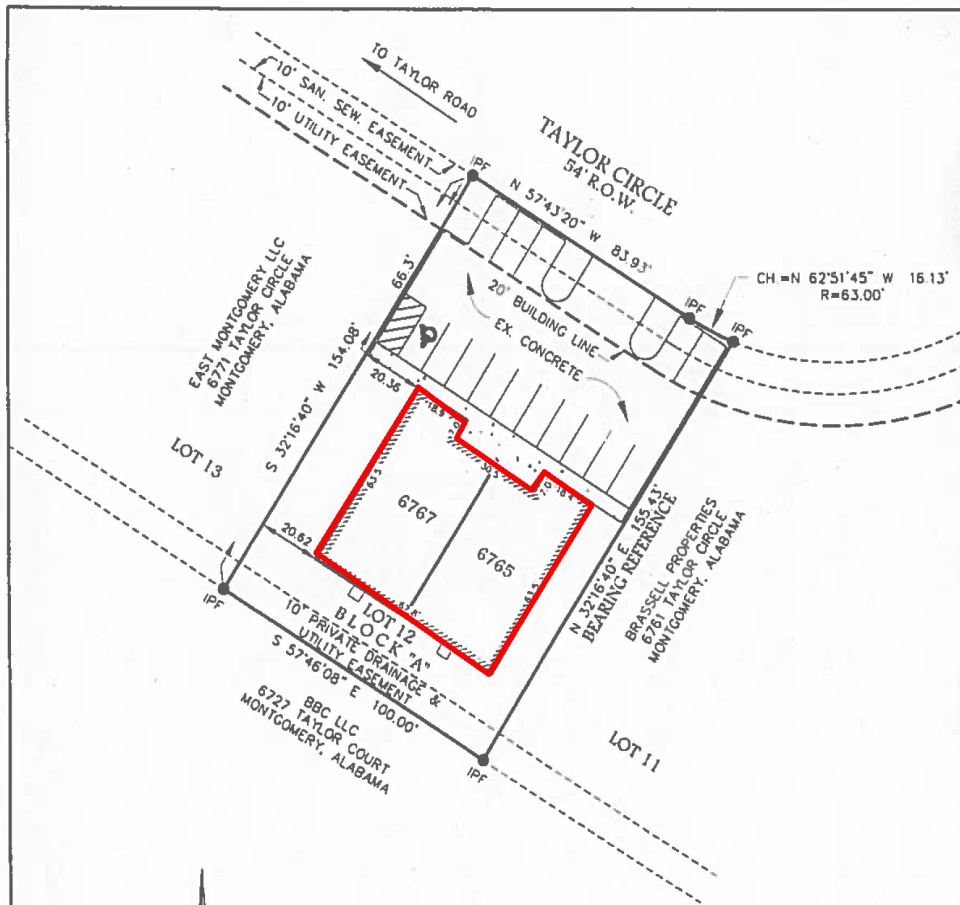
**Leased To**  
**Cardenia Cove**  
**Mental Health, PC**

**Vacant**



Building Data:  
 6767 Taylor Circle 2225 SF. ±  
 \* 6765 Taylor Circle 2105 SF. ±  
 Total 4330 SF.

John Stanley & Associates  
 4747 Woodmere Blvd.  
 Montgomery, Alabama



GRAPHIC SCALE: 1" = 40'



### LEGAL DESCRIPTION & SOURCE OF INFORMATION

LOT 12, BLOCK "A", TAYLOR ROAD OFFICE PARK PLAT NO. 1 AS THE SAME IS RECORDED IN PLAT BOOK 39 AT PAGE 91 IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA.

### BEARING REFERENCE

ROTATED TO MATCH THE SOUTH LINE OF "LOT 12, BLOCK "A", TAYLOR ROAD OFFICE PARK PLAT NO. 1 AS THE SAME IS RECORDED IN PLAT BOOK 39 AT PAGE 91 IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA.

### LEGEND

- FIP - FOUND IRON PIN
- SIP - SET IRON PIN
- △ CP - CALCULATED POINT
- CM - CONCRETE MONUMENT
- ✕ FP - FENCE POST
- ⊙ PP - POWER POLE
- ⊙ POC - POINT OF COMMENCEMENT
- Esm'l - EASEMENT
- San. Ser. - SANITARY SEWER
- UIL - UTILITY
- BL - BUILDING LINE

### NOTES

1. NORTH IS BASED ON PLAT/DEED BEARINGS.
2. BEARINGS AND DISTANCES SHOWN ARE FIELD MEASUREMENTS.
3. ALL DIMENSIONS OF BUILDINGS ARE EXTERIOR DIMENSIONS ONLY. NO INTERIOR DIMENSIONS WERE TAKEN.

STATE OF ALABAMA  
MONTGOMERY COUNTY

"I HEREBY CERTIFY 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 AND TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF."

W. DARRELL HYATT  
ALABAMA LICENSE NO. 16673 DATE: JULY 31, 2013



SURVEYING & DESIGN LLC  
340 SOUTH PERRY STREET, SUITE 3  
MONTGOMERY, ALABAMA 36104  
PH (205) 271-4002

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THIS SURVEY AND DRAWING IS NOT VALID UNLESS SEALED WITH ORIGINAL EMBOSSED OR ORIGINAL STAMPED SEAL OF SURVEYOR.  
\*\*Survey Invalid 90 Days From Certification Date\*\*

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FIELD WORK: 07/29/2013