



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**PRICE REDUCED!**

**505 East Boulevard  
Montgomery, AL 36117**

**FOR SALE/LEASE**

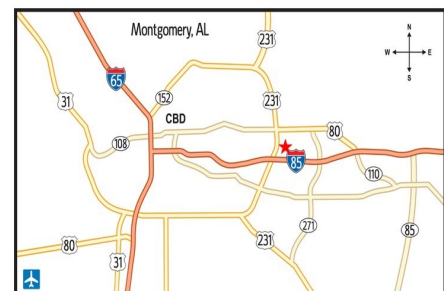
- **Sales Price:** \$995,000.00
- **Lease Price:** \$6,500.00/Mo. (NNN)
- **Building Size:** ± 4,500 S.F.
- **Land Area:** ± 1.72 Acres
- **Zoning:** B-2 (General Business)
- **Best Use:** Vehicle Sales or Rentals, Retail
- **Traffic Count:** ± 57,000 (2018 AADT)
- **Listing Type:** Exclusive

**IMMEDIATE OCCUPANCY!**

Ideal for new or used automotive sales or rentals, located on East Boulevard, Montgomery, AL. Excellent access and visibility to East Boulevard. .5 miles north of I-85/East Boulevard at Exit 6. Some FF&E included. Zoned B-2 (General Business). Contact John Stanley, CCIM, for more details 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.



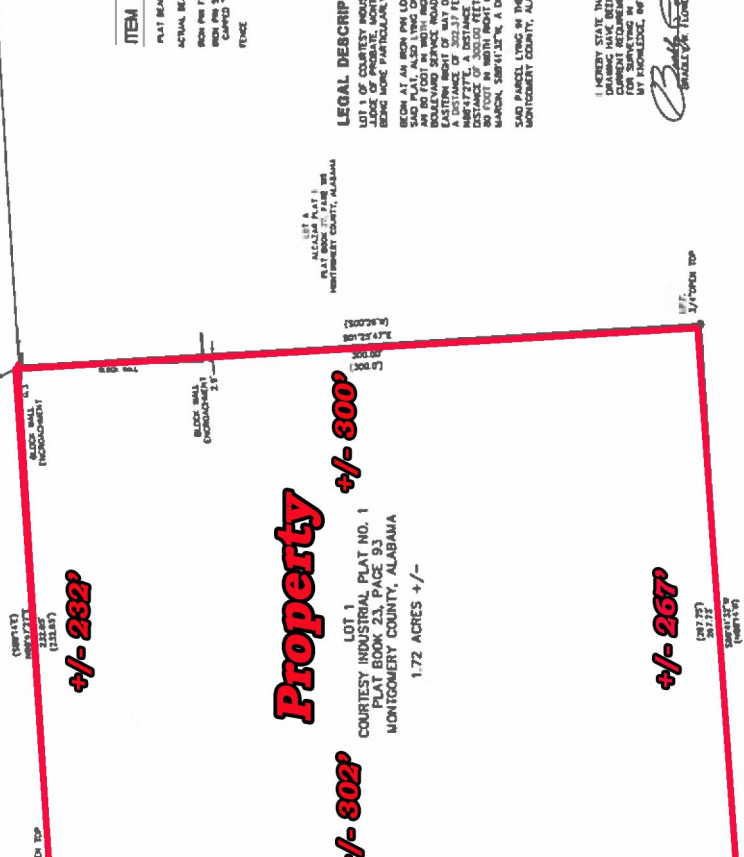




# BOUNDARY SURVEY FOR: COURTESY AUTOMOTIVE



LOT 1  
REPLAT OF SURVEY PLAT  
NO. 1, MONTGOMERY COUNTY, ALABAMA



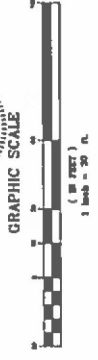
LEGEND

| ITEM                      | SYMBOL              | (MONTGOMERY COUNTY) |
|---------------------------|---------------------|---------------------|
| PLAT BEARING / DISTANCE   | (MONTGOMERY COUNTY) | 1231.97             |
| ACTUAL BEARING / DISTANCE | (MONTGOMERY COUNTY) | 1231.97             |
| IRON PIN FOUND (AS NOTED) | ○                   |                     |
| IRON PIN SET (1/4" IRON)  | ●                   |                     |
| CONCRETE TYPE CORNER      | ⊙                   |                     |
| FORCE                     |                     |                     |

**LEGAL DESCRIPTION:**  
LOT 1 OF COURTESY INDUSTRIAL PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 23 AT PAGE 93 BEING MORE PARTICULAR DESCRIBED AS:  
BEING AN IRON PIN LOCATED AT THE NORTHEAST CORNER OF SAID LOT 1 OF SAID PLAT, ALSO LYING ON THE NORTHEAST CORNER OF THE INTERSECTION OF SAID 80 FOOT R/W TO THE ALCAZAR TEMPLE AND THE EASTERN BOULEVARD SERVICE ROAD, MONTGOMERY COUNTY, ALABAMA, A DISTANCE OF 282.17 FEET TO AN IRON PIN, THENCE LEAVING SAID SOUTH OF SAID EASTERN BOULEVARD SERVICE ROAD, MONTGOMERY COUNTY, ALABAMA, A DISTANCE OF 302.00 FEET TO AN IRON PIN LOCATED ON THE NORTH WAGON OF AN 80 FOOT R/W TO WAY TO ALCAZAR TEMPLE, THENCE ALONG SAID SOUTH WAGON, BEARING S 81° 15' 00" W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL LYING IN THE NORTHEAST QUARTER OF SECTION 13, T. 1 N., R. 4 E., S. 18 E., MONTGOMERY COUNTY, ALABAMA AND CONTAINS 1.72 ACRES, MORE OR LESS.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Blair Flowers*  
BLAIR FLOWERS - ALABAMA REG. NO. 3182  
MONTGOMERY COUNTY, ALABAMA



DESIGNED BY: DW  
FLOWERS & WHITE  
ENGINEERING, L.L.C.  
PO BOX 882388 MONTGOMERY, AL 36138  
PH: (205) 866-7000 FAX: (205) 866-1281

