



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**266 Winton Blount Loop
Montgomery, AL 36117**

FOR SALE

- **Sale Price:** \$159,500.00
- **Land Area:** ± 22,171 S.F.
- **Zoning:** O-1
- **Current Use:** Vacant Lot
- **Best Use:** Professional Office Space
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

Excellent location for an office lot! Located at a signalized intersection with excellent frontage on Taylor Road. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.



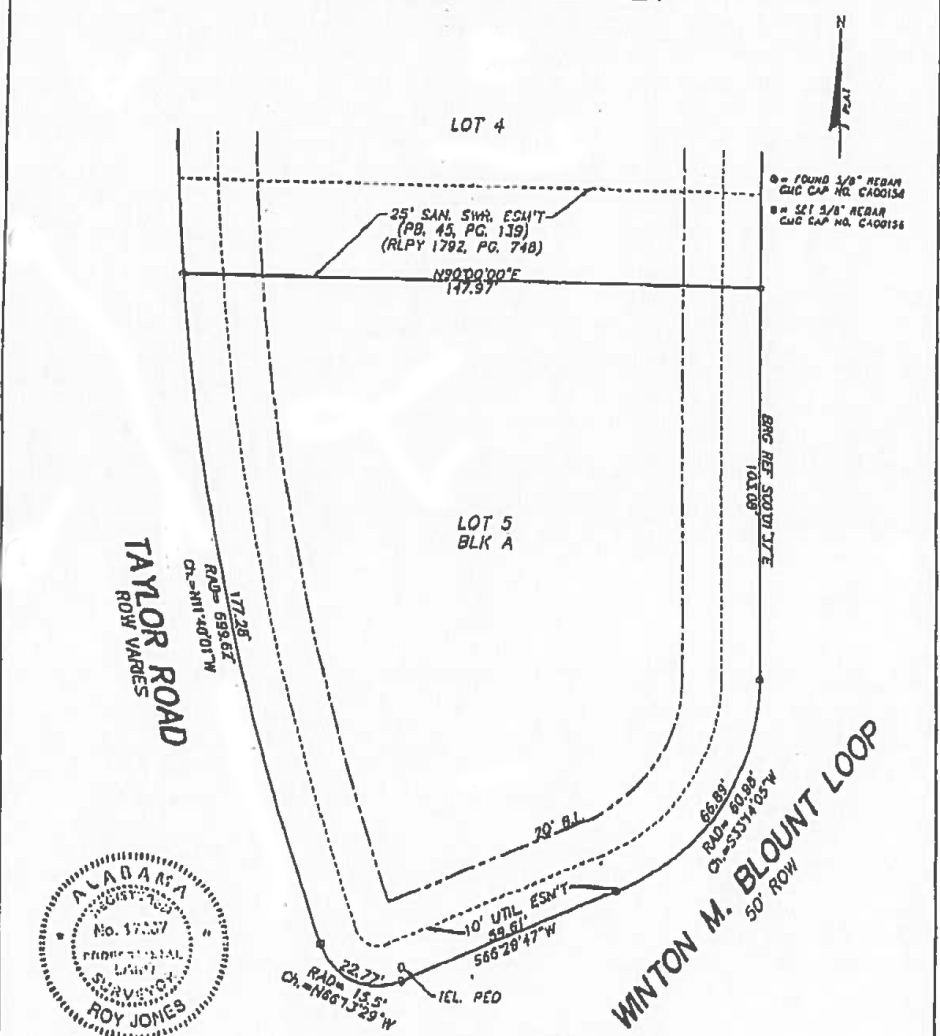
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley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

05/26/21

CERTIFIED LOT SURVEY



NOTE: 25' SAN. SWR. ESM'T RECORDED IN RLPY 1792 AT PAGE 748 DOES NOT AFFECT LOT 5

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, ROY JONES, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE FOREGOING IS A TRUE AND CORRECT MAP OF THE FOLLOWING DESCRIBED

LOT 4 IN BLOCK A ACCORDING TO THE MAP OF HYDENE OFFICE PARK PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 45 AT PAGE 139; THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAID LOT, EXCEPT AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS OF ADJOINING PROPERTY, EXCEPT AS SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE Wires (EXCLUDING OR GUY WIRES WHICH SERVE THE PREMISES ONLY), OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS OR WINDMILLS, VISIBLE ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THAT THE CORRECT ADDRESS IS: WINTON M. BLOUNT LOOP, MONTGOMERY, ALABAMA; THAT ALL PARTS OF THIS SURVEY AND MAP SUBSTANTIALLY MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA

ACCORDING TO MY SURVEY, THIS THE 1ST DAY OF SEPTEMBER, 1999

Roy Jones
ROY JONES REG. 17267

Goodwyn, Mills & Cawood, Inc.
Engineers Architects Surveyors
123 Interstate Park Drive Montgomery, Alabama 36109
Phone: (904) 271-9700 Fax No. (904) 271-1944

Scale: 1" = 30' FD: 028A Drawn By: BJ Checked By: RJ