



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE

PRICE REDUCED



**5921 Carmichael Road
Montgomery, AL 36117**

FOR SALE / LEASE

- **Sale Price:** \$349,000.00
- **Lease Price:** \$10.50/S.F.
- **Building Size:** ±5,770 S.F.
- **Zoning:** Office
- **Parking:** Adequate On Site
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL OR LEASE!

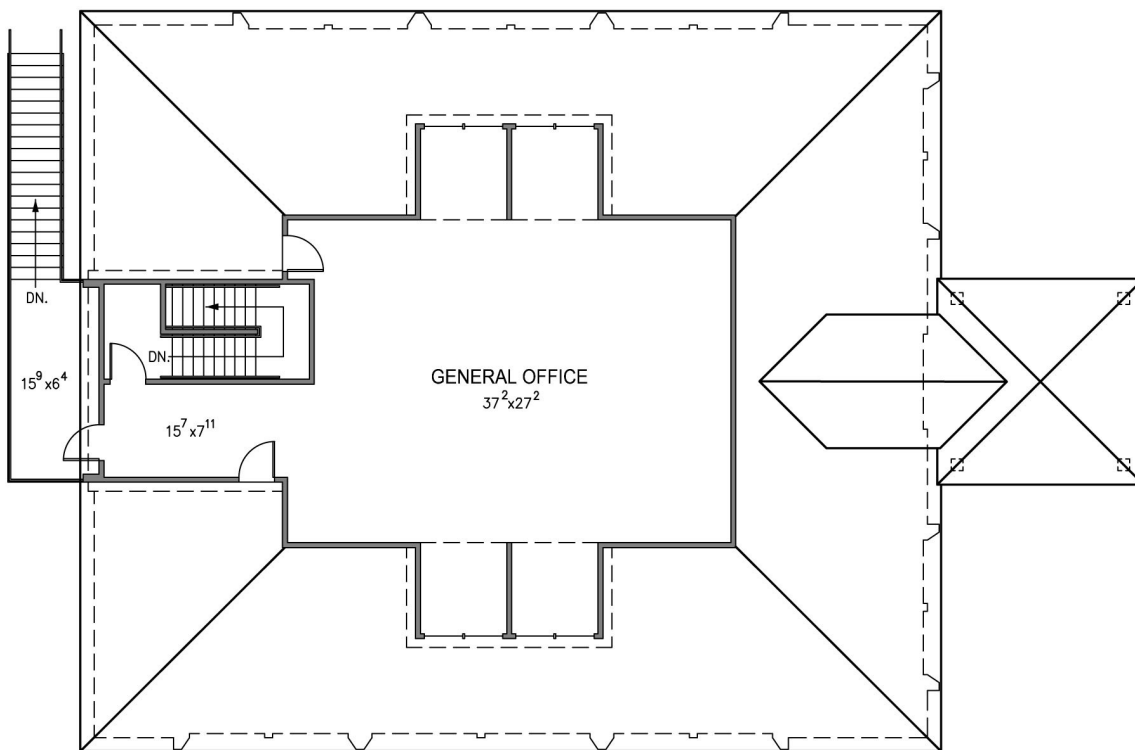
± 5,770 S.F. office building located on Carmichael Road, just east of East Boulevard. For Lease at \$10.50/S.F. with Lessee providing utilities and janitorial. **IMMEDIATE OCCUPANCY!** Some furniture may be included. Owner will subdivide. Great space for professional office users. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
Voice: (334) 271-2475
Fax: (334) 271-2421
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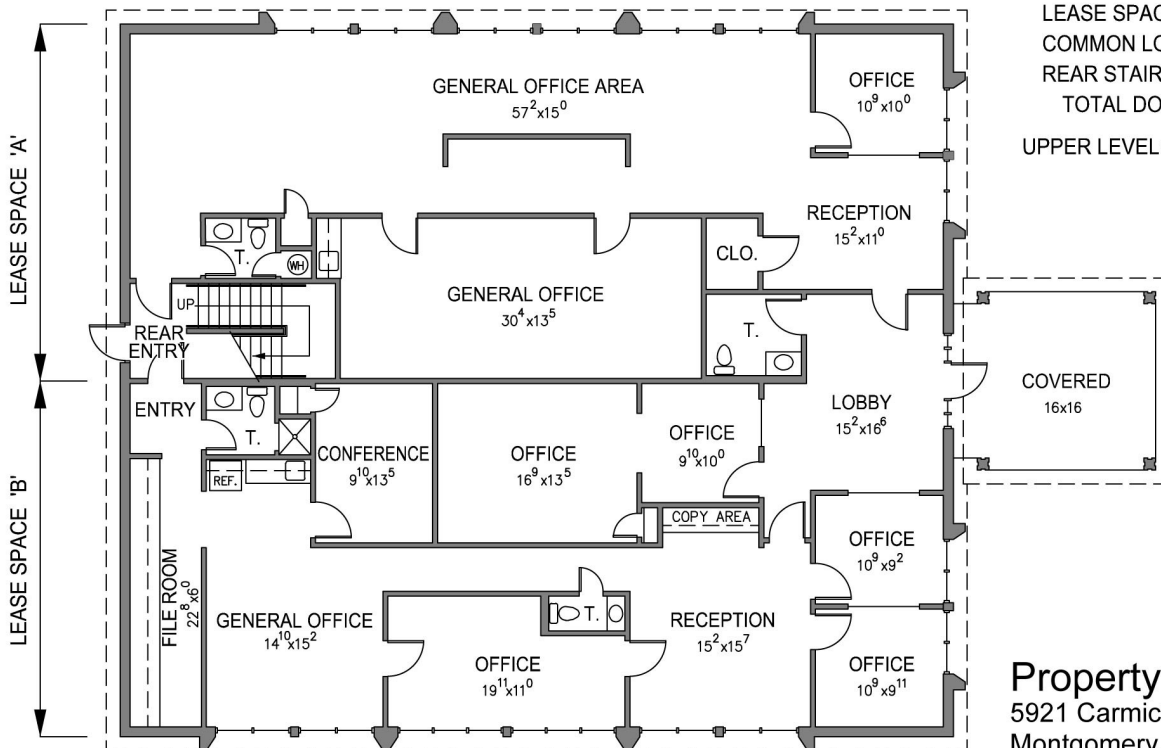
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.



UPPER LEVEL

GROSS LEASING AREAS:

LOWER LEVEL:	
LEASE SPACE 'A':	1,800 S.F.
LEASE SPACE 'B':	1,940 S.F.
COMMON LOBBY & RR:	318 S.F.
REAR STAIR ENTRY:	142 S.F.
TOTAL DOWNSTAIRS:	4,200 S.F.
UPPER LEVEL:	1,570 S.F.



LOWER LEVEL

Property Address:
 5921 Carmichael Road
 Montgomery, Alabama 36106

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