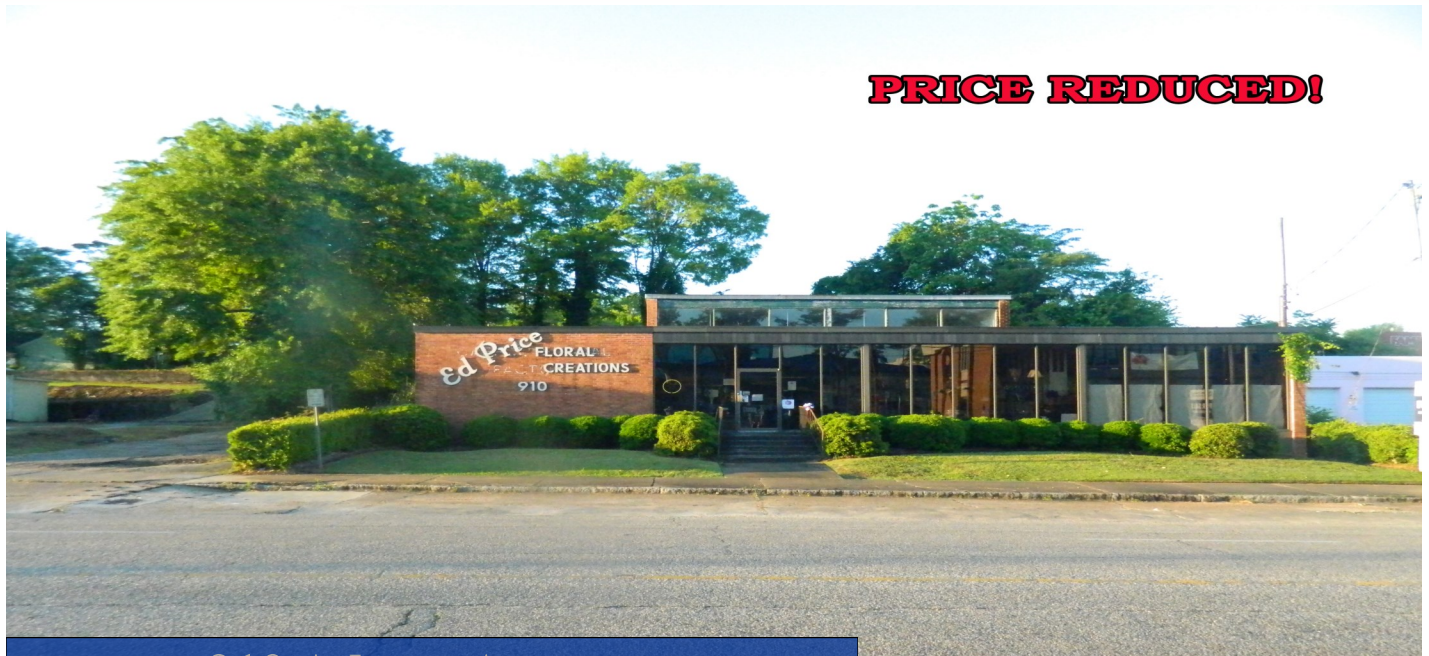




JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



910 Adams Avenue  
Montgomery, AL 36104

**FOR SALE**

- **Sale Price:** \$185,000.00
- **Land Size:** ± 16,331 S.F.
- **Building Size:** ± 9,000 S.F.
- **Zoning:** B-2
- **Parking:** On-Site Parking Available
- **Best Use:** Retail/Commercial
- **Visibility:** Excellent
- **Possession:** At Closing
- **Listing Type:** Exclusive

**PRICED TO SELL!**

Retail/Commercial property three (3) blocks from State Capitol. Currently home of Price Floral Creations. Zoned B-2. **SHOWN BY APPOINTMENT ONLY.** Contact John Stanley, CCIM, for more information at (334) 271-2475.

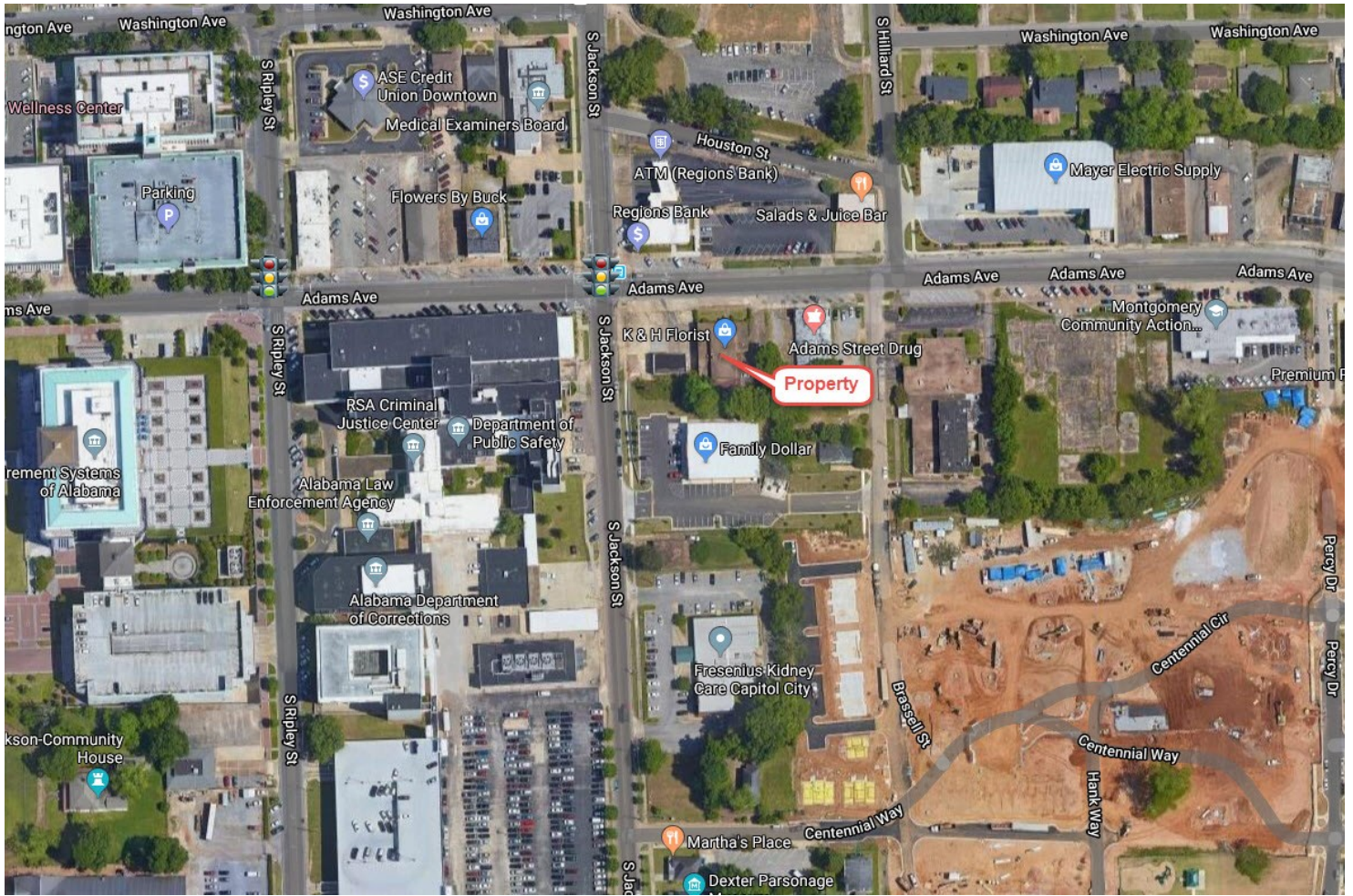


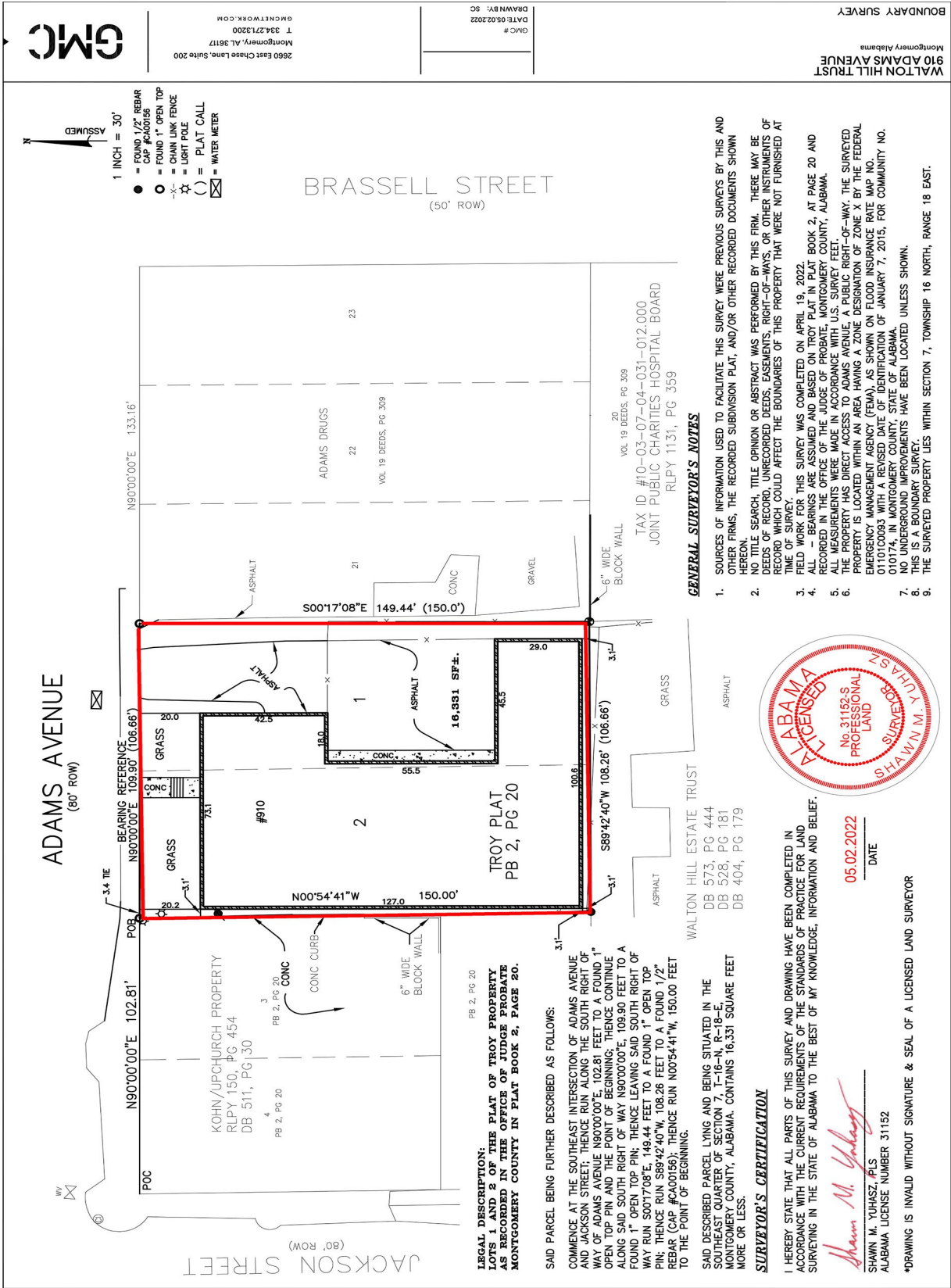
**John C. Stanley, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Boulevard  
Montgomery, AL 36106  
(334) 271-2475 voice  
(334) 271-2421 fax  
[jstanley@johnstanleyassociates.com](mailto:jstanley@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://www.johnstanleyassociates.com)



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.

05/12/22





1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.  
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.  
3. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 19, 2022.  
4. THIS SURVEY WAS PERFORMED BY SHAWN M. YUHASZ, LICENSED LAND SURVEYOR, BOOK 2, AT PAGE 20 AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA.  
5. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.  
6. THE PROPERTY HAS DIRECT ACCESS TO ADAMS AVENUE, A PUBLIC RIGHT-OF-WAY. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 01101C0093 WITH A REVISED DATE OF IDENTIFICATION OF JANUARY 7, 2015, FOR COMMUNITY NO. 010174, IN MONTGOMERY COUNTY, STATE OF ALABAMA.  
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.  
8. THIS IS A BOUNDARY SURVEY.  
9. THE SURVEYED PROPERTY LIES WITHIN SECTION 7, TOWNSHIP 16 NORTH, RANGE 18 EAST.

**GENERAL SURVEYOR'S NOTES**

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.  
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.  
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8. THIS IS A BOUNDARY SURVEY.  
9. THE SURVEYED PROPERTY LIES WITHIN SECTION 7, TOWNSHIP 16 NORTH, RANGE 18 EAST.

**SURVEYOR'S CERTIFICATION**

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Shawn M. Yuhasz  
SHAWN M. YUHASZ, PLS  
ALABAMA LICENSE NUMBER 31152  
05.02.2022  
DATE

**LEGAL DESCRIPTION:**  
LOTS 1 AND 2 OF THE PLAT OF TROY PROPERTY AS RECORDED IN THE OFFICE OF JUDGE PROBATE MONTGOMERY COUNTY IN PLAT BOOK 2, PAGE 20.

SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST INTERSECTION OF ADAMS AVENUE AND JACKSON STREET; THENCE RUN ALONG THE SOUTH RIGHT OF WAY OF ADAMS AVENUE N90°00'00"E, 102.81' FEET TO A FOUND 1" OPEN TOP PIN AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY N90°00'00"E, 109.90' FEET TO A FOUND 1" OPEN TOP PIN; THENCE LEAVING SAID SOUTH RIGHT OF WAY RUN S00°17'08"E, 149.44' FEET TO A FOUND 1" OPEN TOP PIN; THENCE RUN S89°42'40"W, 108.26' FEET TO A FOUND 1/2" REBAR (CAP #A00156); THENCE RUN N00°54'41"W, 150.00' FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA, CONTAINS 16,331 SQUARE FEET MORE OR LESS.