



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



PRICE REDUCED!

**4216 Carmichael Road
Montgomery, AL 36106**

FOR SALE / LEASE

- **Sale Price:** \$495,000.00
- **Lease Price:** \$11.75 /S.F.
- **Lease Term:** 3 Years Minimum
- **Building Size:** ± 6,787 S.F.
- **Land Size:** ± 18,000 S.F.
- **Zoning:** B-2
- **Parking:** On-Site
- **Best Use:** Professional Office
- **Accessibility:** Excellent
- **Listing Type:** Exclusive

PRICED TO SELL OR LEASE!

Excellent professional office building located on Carmichael Road between Perry Hill Road (I-85, Exit #4) and East Boulevard (I-85, Exit #6). Close to food, banks, retail and motels. Easy access to downtown CBD or East Montgomery. Call Lee Meriwether, CCIM, for more information at (334) 398-1808.



Lee W. Meriwether, CCIM
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Montgomery, AL 36106
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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.





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Dr Martin Luther King, Jr. Expy

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Carmichael II 85 Properties

Comtex Technologies

Terminix

Extra Space Storage

Carmichael Mini Storage

Carmichael Rd

RE/MAX Properties II

Carmichael Rd

Stellar Staffing

Carmichael Rd

Sunoco Gas Station

Trinity Blvd

Woodmere Blvd

Trustmark - Carmichael Road

Alabama Surgical Arts

Renee Paula

Lomae St

Lomae St

Trinity Blvd

Chapman Orthodontics

Lomae St

Alabama Allergy & Asthma

Carpenter Ingram & Mosholder

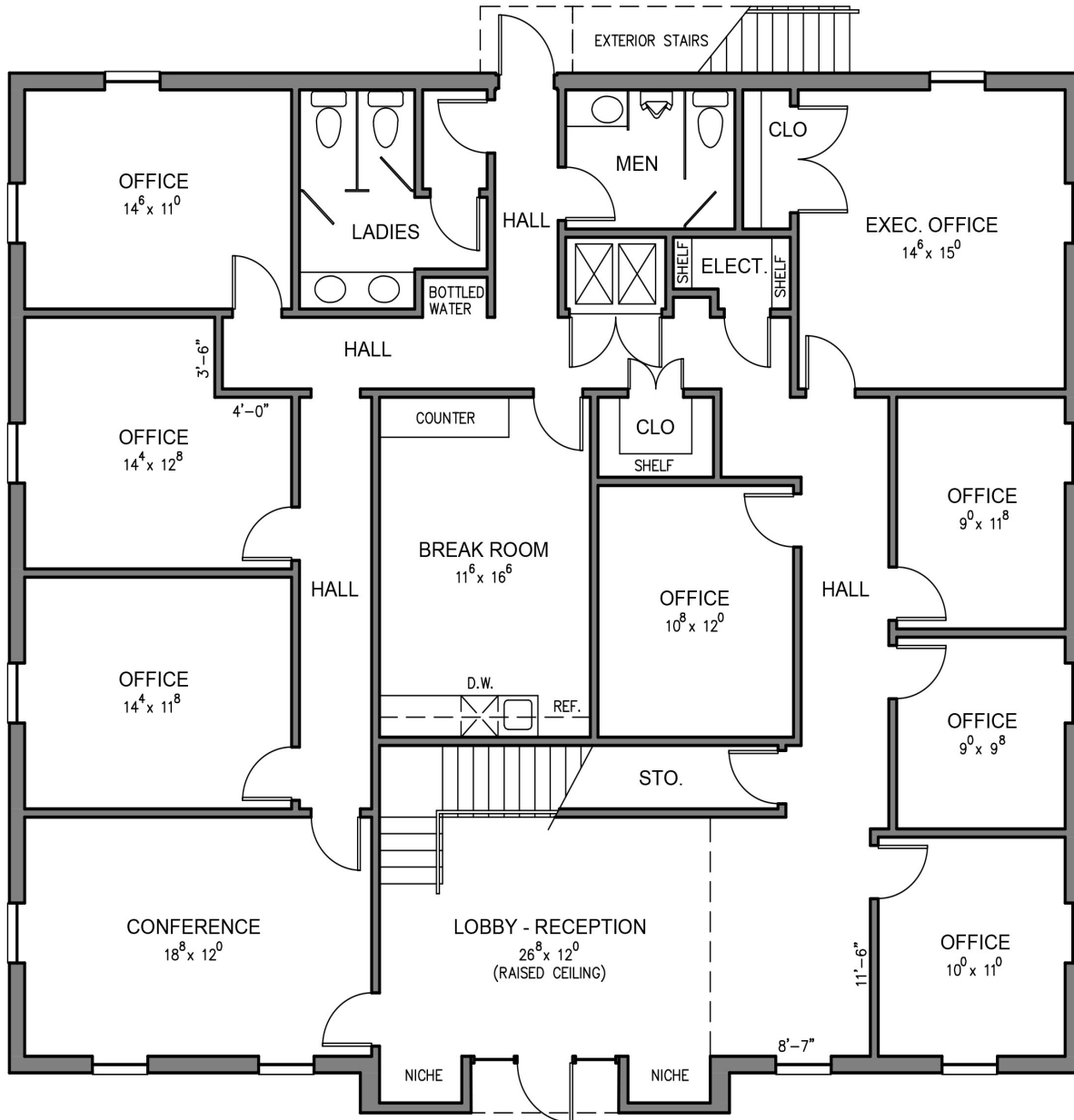
Whye Ten 48

Sylvan Learning of Montgomery

Trammel Periodontics

Woodmere Blvd

Property



1st FLOOR

GRAPHIC SCALE:



BUILDING DATA:

- 1st Floor - 2,924 s.f.
- 2nd Floor - 2,940 s.f.
- 3rd Floor - 923 s.f.
- Total Area - 6,787 s.f.

Property Address:
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2nd FLOOR

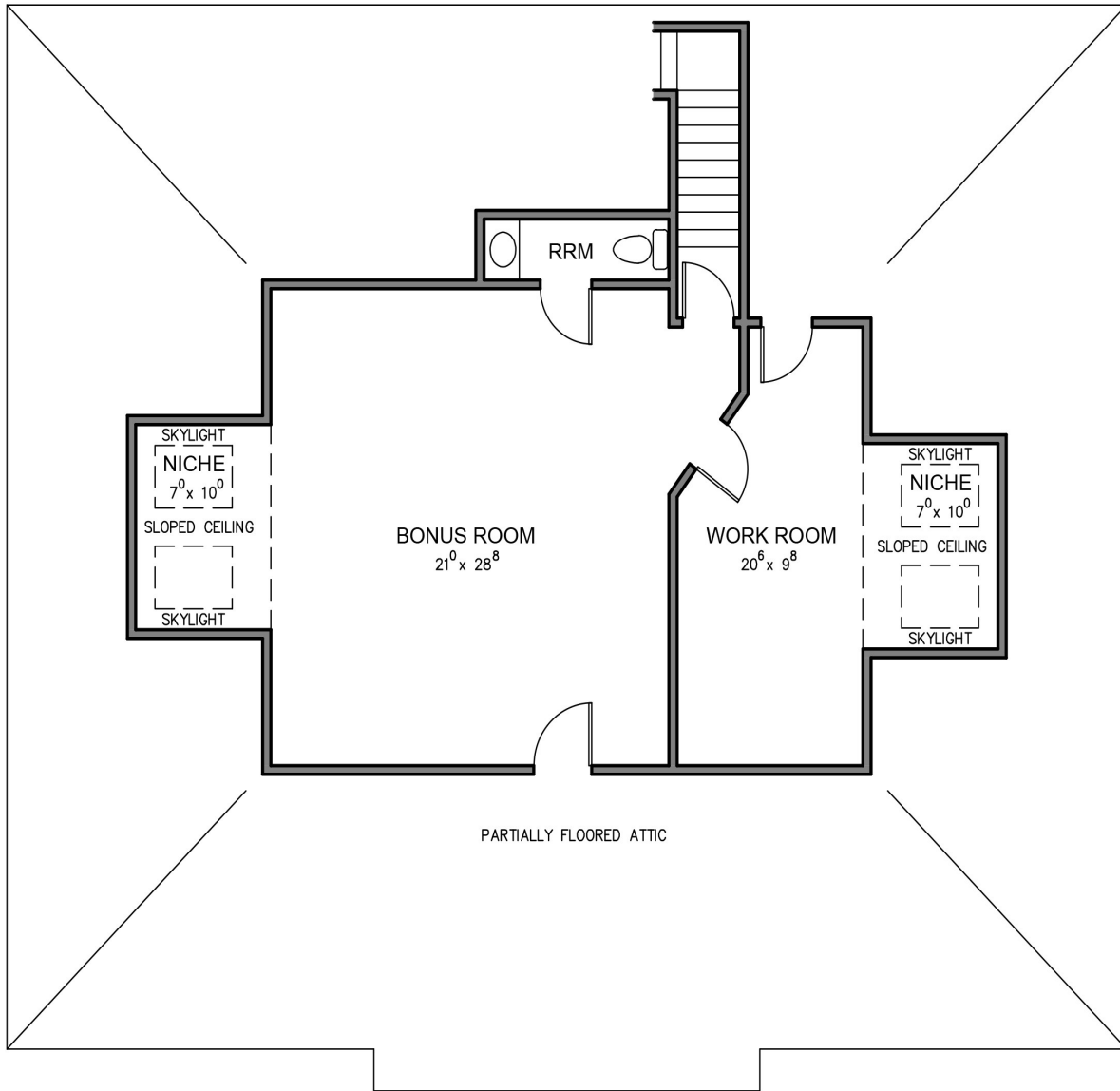
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3rd FLOOR - ATTIC

GRAPHIC SCALE:



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