

6985 HALCYON PARK DR

6985 HALCYON PARK DR, MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price:	\$430,000
Cap Rate:	10.22%
NOI:	\$43,930
Lot Size:	0.33 Acres
Year Built:	2000
Building Size:	10,886
Condo Size:	4,011
Zoning:	O-1: Office District

PROPERTY HIGHLIGHTS

- Office Condo For Sale
- Condo Dues \$3800 per year
- Excellent location in East Montgomery located near Eastchase Lifestyle Center & Peppertree Shopping Center
- Class B Office Building just off Taylor Road
- Perfect for a Professional Office
- Close to restaurants, banking, retail & other offices
- Plenty of on-site parking for employees & customers
- Traffic Count 44,020± AADT Taylor Road
- 1.6± Miles from I-85 at Exit 9

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4467	21712	44792
Total Population	9678	49218	107465
Average HH Income	\$120,694	\$93,978	\$82,400

GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

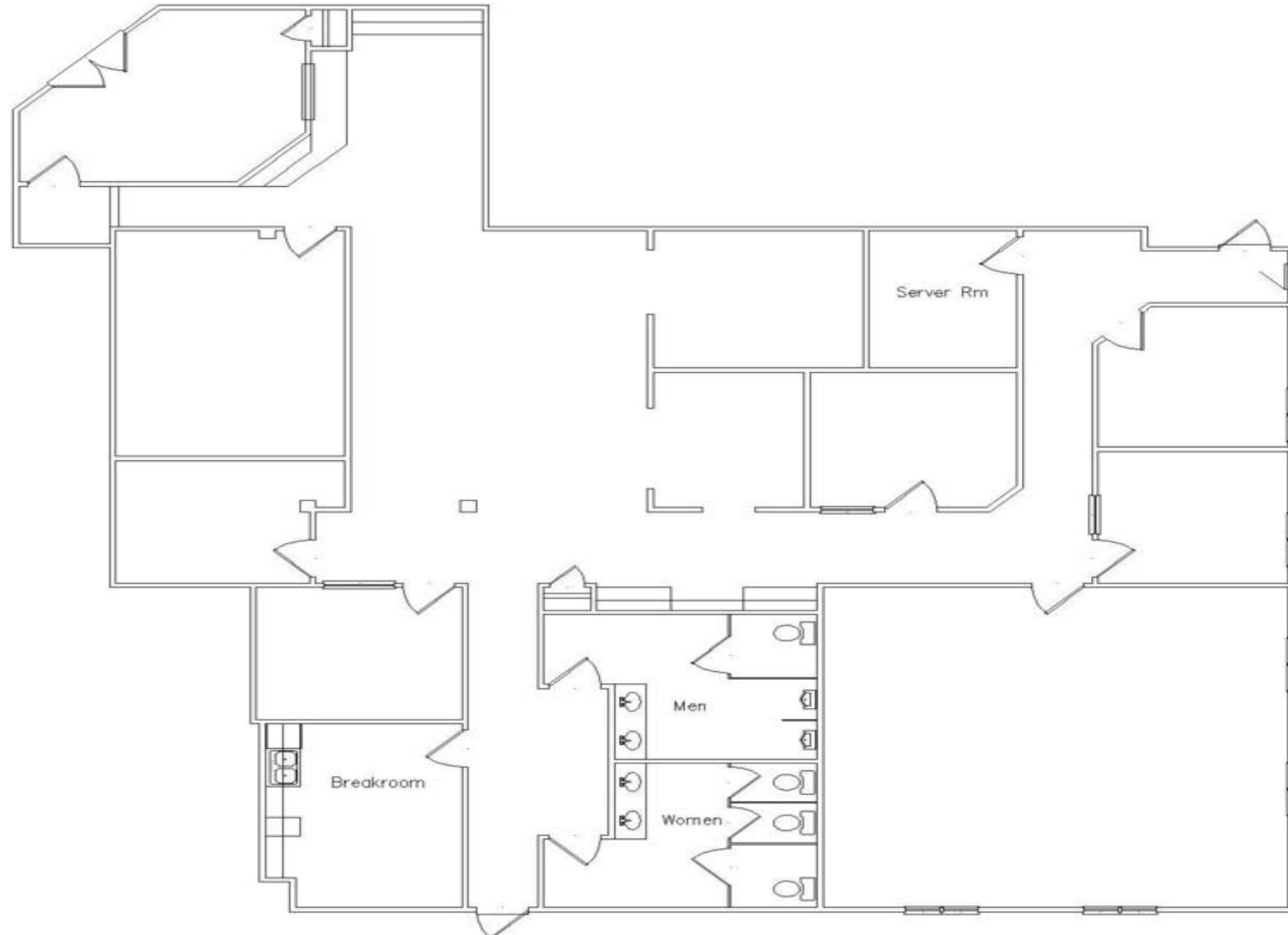
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Floor Plan



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Additional Photos



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Retail Map



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