

# 44 ANGELS COURT

MONTGOMERY, AL 36109

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$375,000
Year Built:	1991
Building Size:	6,110
Zoning:	R-100
Price / SF:	\$61.37

### PROPERTY HIGHLIGHTS

- Sale includes 1 building totaling ±6,110 SF
- Formerly Part of Angels For The Elderly: A 64 unit/64 bed stand-alone memory care campus made up of four 16-unit buildings located on ±3.2 Acres
- Great condition- just recently shut down within the past 4 months
- Located in prime location adjacent to Publix, Starbucks, NAPA Auto Parts, Shane's Rib Shack, Sol Restaurant & many more
- Situated near several established neighborhoods: Dalraida, Johnstown, Forest Hills, College Grove, Bellehurst and Fox Hollow
- Located just off of Atlanta Highway with traffic counts of ±33,294
- ±1.7 miles from Gunter Annex
- ±2.6 miles from I-85
- ±3.8 miles from Downtown Montgomery
- ±6.3 miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually

#### JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

#### MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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Aerial



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## Floor Plans



Studio Three



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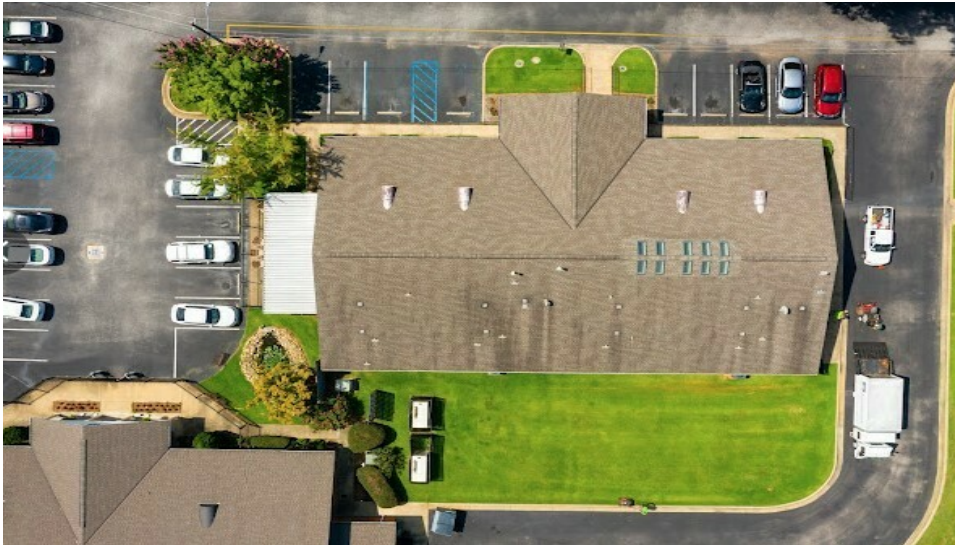
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## Additional Photos



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## Demographics

### DEMOGRAPHIC SUMMARY

52 Angels Ct, Montgomery, Alabama, 36109

Ring of 1 mile

#### KEY FACTS

8,077

Population



3,583

Households

50.0

Median Age

\$44,633

Median Disposable Income

#### EDUCATION

6%

No High School Diploma



29%

High School Graduate



31%

Some College



34%

Bachelor's/Grad/Prof Degree

#### INCOME



\$53,869

Median Household Income



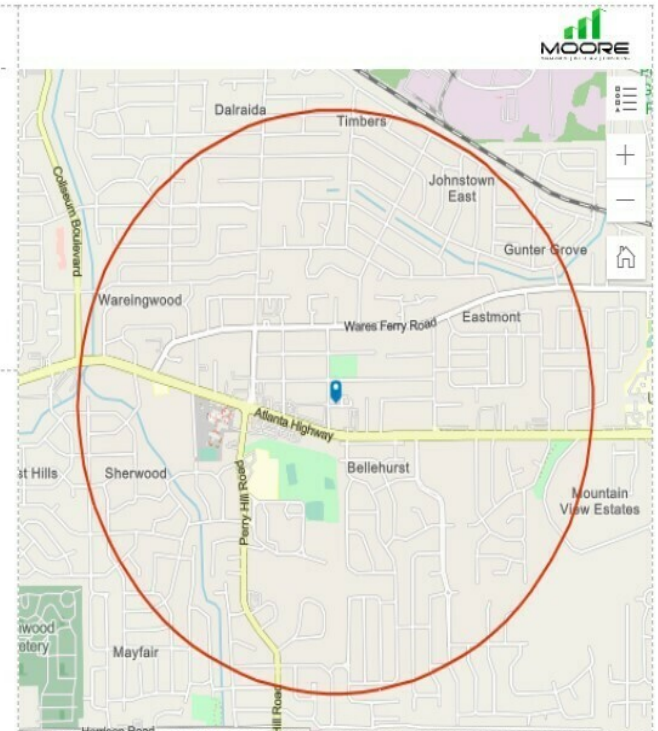
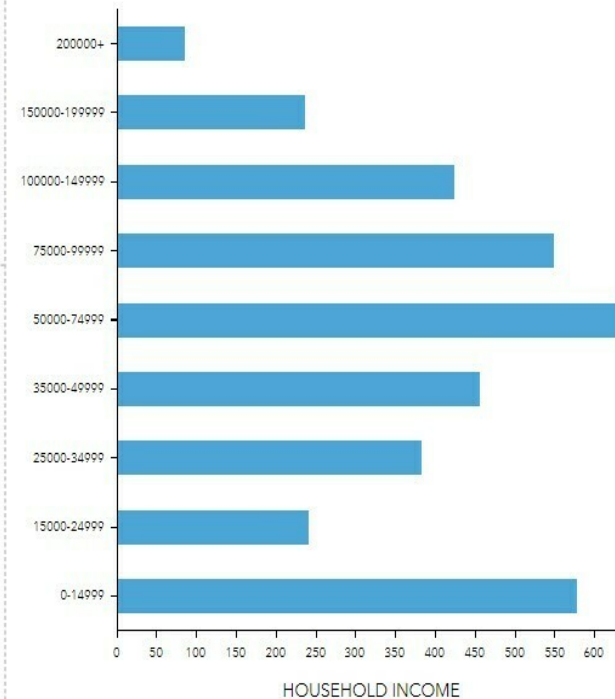
\$32,321

Per Capita Income



\$155,992

Median Net Worth



#### EMPLOYMENT



White Collar

70%



Blue Collar

18%



Services

17%

2.4%

Unemployment Rate

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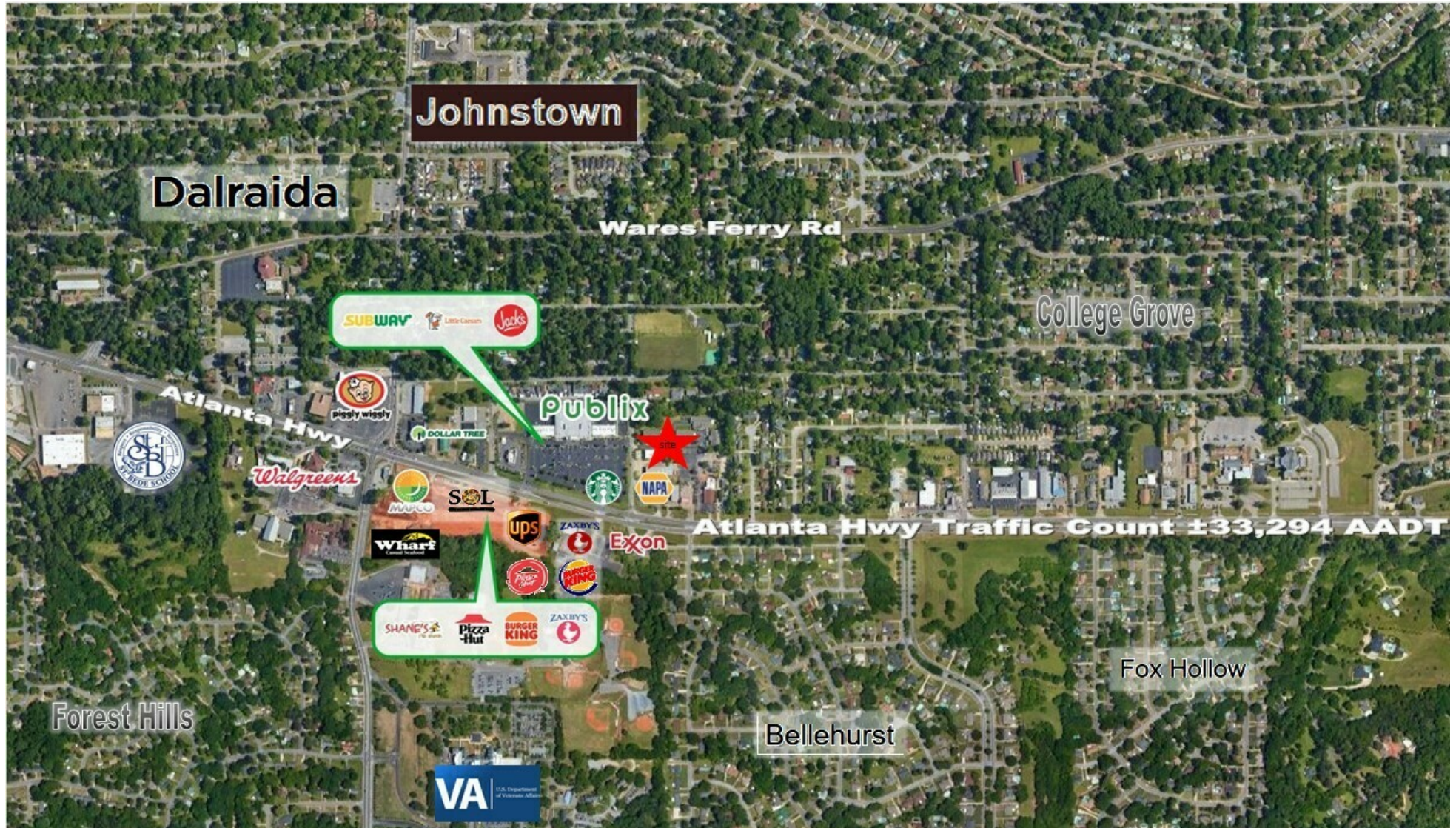




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## Retail Map



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