

532 CLAY ST

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF:	4,255 SF
Lease Rate:	\$6,000.00 per month (NNN)
Lot Size:	0.22 Acres
Year Built:	1890
Building Size:	4,255
Zoning:	T4-R
Market:	Montgomery

PROPERTY HIGHLIGHTS

- Current tenant includes Goat Haus Biergarten Restaurant on the 1st floor- 2nd Floor houses a residential tenant and Air Bnb space. The residential tenant pays \$1,600/month (lease set to expire 2027). The Air bnb units brings in on average \$1,200/month.
- Charming historic building with 4,255 SF of space
- Built in 1890, adding character and appeal
- Zoned T4-R, allowing for versatile retail/restaurant use
- Prime location in the heart of Montgomery
- High visibility for maximum exposure
- Perfect event venue
- Best views in the City!
- 1,000 + Hotel Rooms in Downtown, 600 within 3 blocks
- Proximity to major transportation and amenities
- Historic charm combined with modern conveniences
- ±1.1 miles from I-85/I-65 Interchange
- ±1.7 miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors and Retirees

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

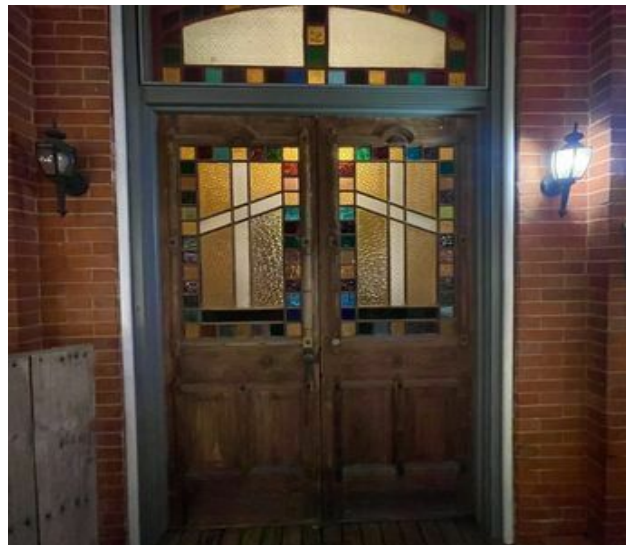
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Additional Photos



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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
532 Clay Street	Available	4,255 SF	NNN	\$6,000 per month

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MONTGOMERY, AL 36104

Montgomery Chamber

Mizzou

Wintzell's

mellow MUSHROOM

Alley Station

The House

79 CORREPCO

Montgomery Advertiser

MARKET DISTRICT

TROY UNIVERSITY

RENAISSANCE HOTELS

Montgomery Biscuits

THE HEIGHTS

Montma Goldberg's Deli

Cocos

Island Delights

1st Brew Pub

Chris

Bibb St.

COMMON BOND BEVERAGES

RIVER

Hertz

85

65

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