

923 S. HULL ST. | OFFICE BUILDING FOR SALE

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$149,900
Building Size:	1,700 SF
Available SF:	1,700 SF
Lot Size:	0.18 Acres
Price / SF:	\$88.18
Year Built:	1920
Zoning:	O-1

## PROPERTY OVERVIEW

923 S. Hull St. is a 1,700 SF building situated on a 0.18 acre lot, zoned O-1 for Office use. Available for sale and lease. This property is located in Historic Downtown Montgomery's Garden District making it convenient to all Downtown amenities. This property also features 50' of road frontage on South Hull St. and a new roof installed 2022. On site parking available for customers and employees. This property has 4 offices, a conference room, & a break room. For more information or to schedule your tour contact Mickey Phillips at 334-312-1100.

## PROPERTY HIGHLIGHTS

- Charming 1,700 SF historic building
- Built in 1920, exuding character and timeless appeal
- Zoned O-1 for versatile office use
- Prime location in the heart of Montgomery, AL
- Well-maintained and move-in ready
- Classic architectural features and period details
- Ample natural light and open floor plan
- Versatile layout for various office configurations
- Convenient access to major transportation routes

**ED FLEMING**  
defleming7@gmail.com  
334.652.2121

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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 Hodges Commercial Real Estate, Inc. or the Owner.

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# AERIAL MAP



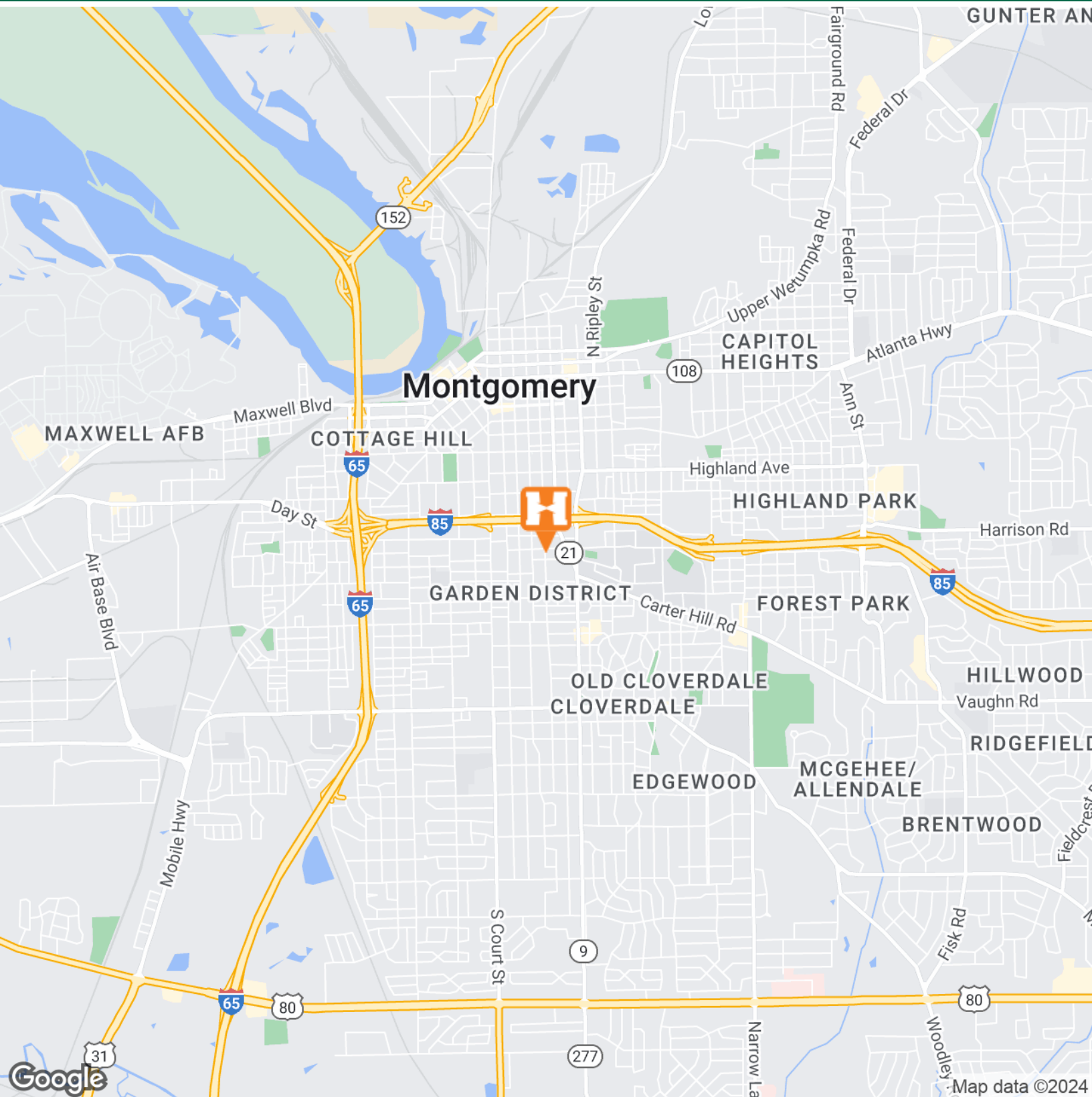
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# LOCATION MAP

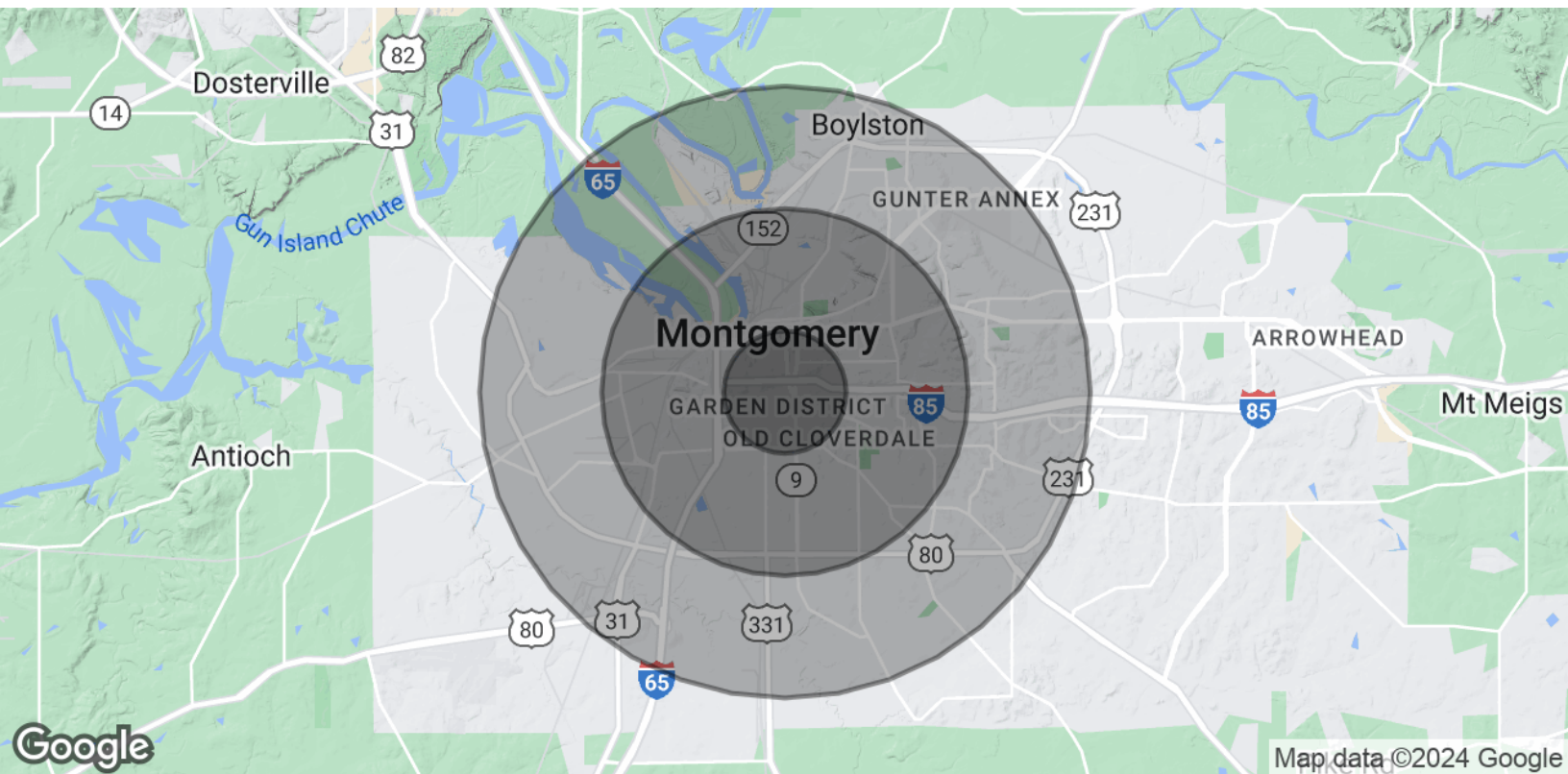


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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	8,577	53,262	112,230
Average Age	33.9	37.0	37.4
Average Age (Male)	32.6	33.5	33.7
Average Age (Female)	37.4	40.0	39.9

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	4,100	27,246	54,221
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$46,959	\$45,595	\$48,342
Average House Value	\$120,356	\$110,228	\$107,482

2020 American Community Survey (ACS)

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