

VALUE ADD. NET INVESTMENT.

243 CATOMA ST, MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	1.33 Acres
Year Built:	1928
Building Size:	68,000
Renovated:	2019
Zoning:	T-2 Smart Code
Market:	Montgomery CBD
Submarket:	Downtown
Price / SF:	\$40.44

PROPERTY HIGHLIGHTS

- Opportunity Zone
- Investment Warehouse/Flex space located in CBD
- Current Tenant - Advanced Auto Parts
- Originally built as the McGough Chevrolet Dealership
- 2 truck dock doors, 5 ground level doors
- New roof and windows with ABUNDANT light!
- Excellent Parking
- The location also has a sprinkler system.
- New roof and windows installed September 2019
- Adjacent Land Available - Contact Agent
- Frontage on three (3) streets: 243 Catoma St., 523 Bibb St. & 134 Wilkinson St.,
- 1.1± Miles from I-85/I-65 Interchange



GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



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Exterior Photos



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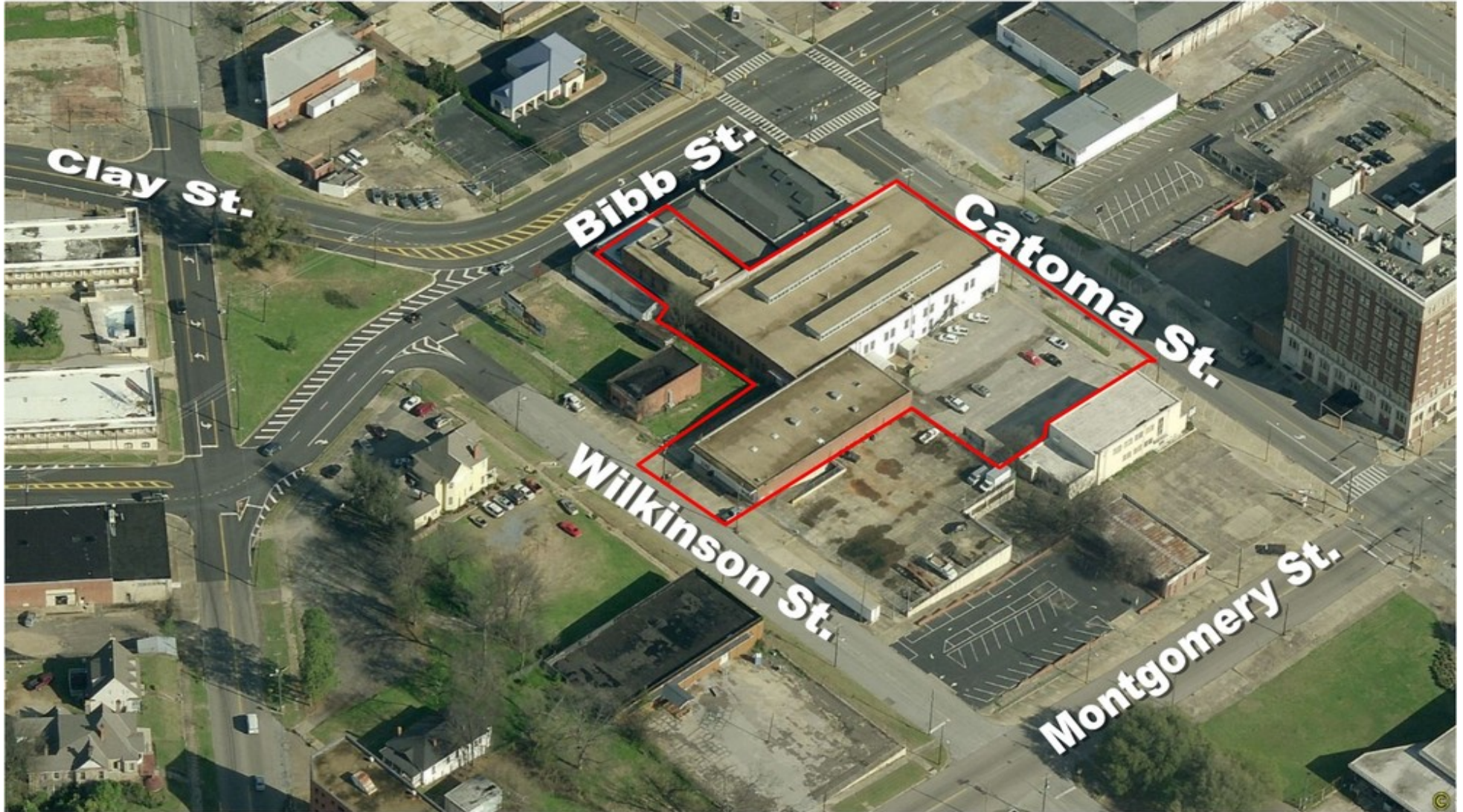
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Site Plan



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Demographics

DEMOGRAPHIC SUMMARY

243 Catoma St, Montgomery, Alabama, 36104

Ring of 10 miles

KEY FACTS

225,636

Population



93,990

Households

37.0

Median Age

\$41,169

Median Disposable Income

EDUCATION

11%

No High School Diploma



29%

High School Graduate



27%

Some College



33%

Bachelor's/Grad/Prof Degree

INCOME



\$50,549

Median Household Income



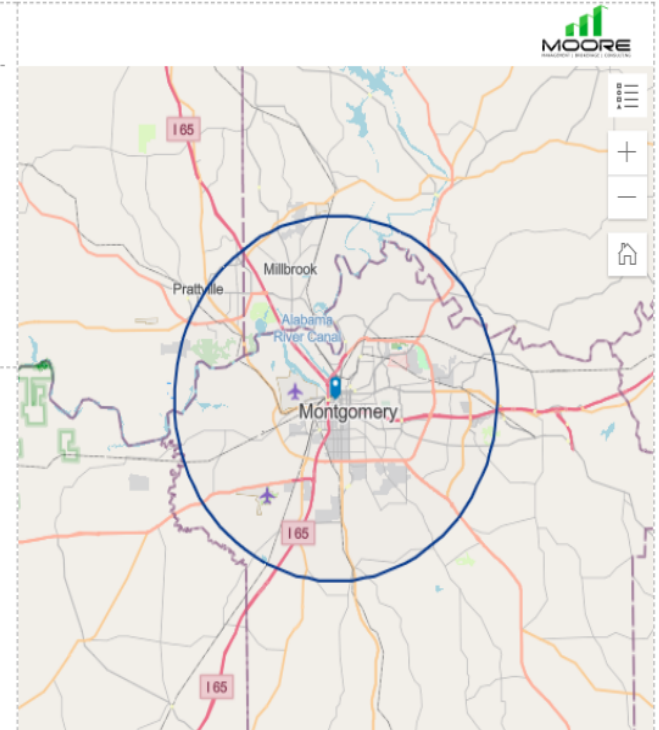
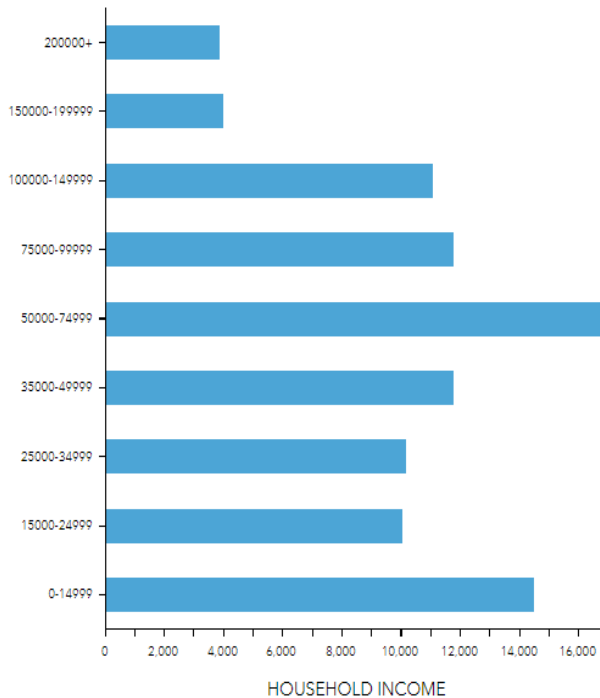
\$30,564

Per Capita Income



\$64,484

Median Net Worth



EMPLOYMENT



63%

White Collar



24%

Blue Collar



17%

Services

5.2%

Unemployment Rate

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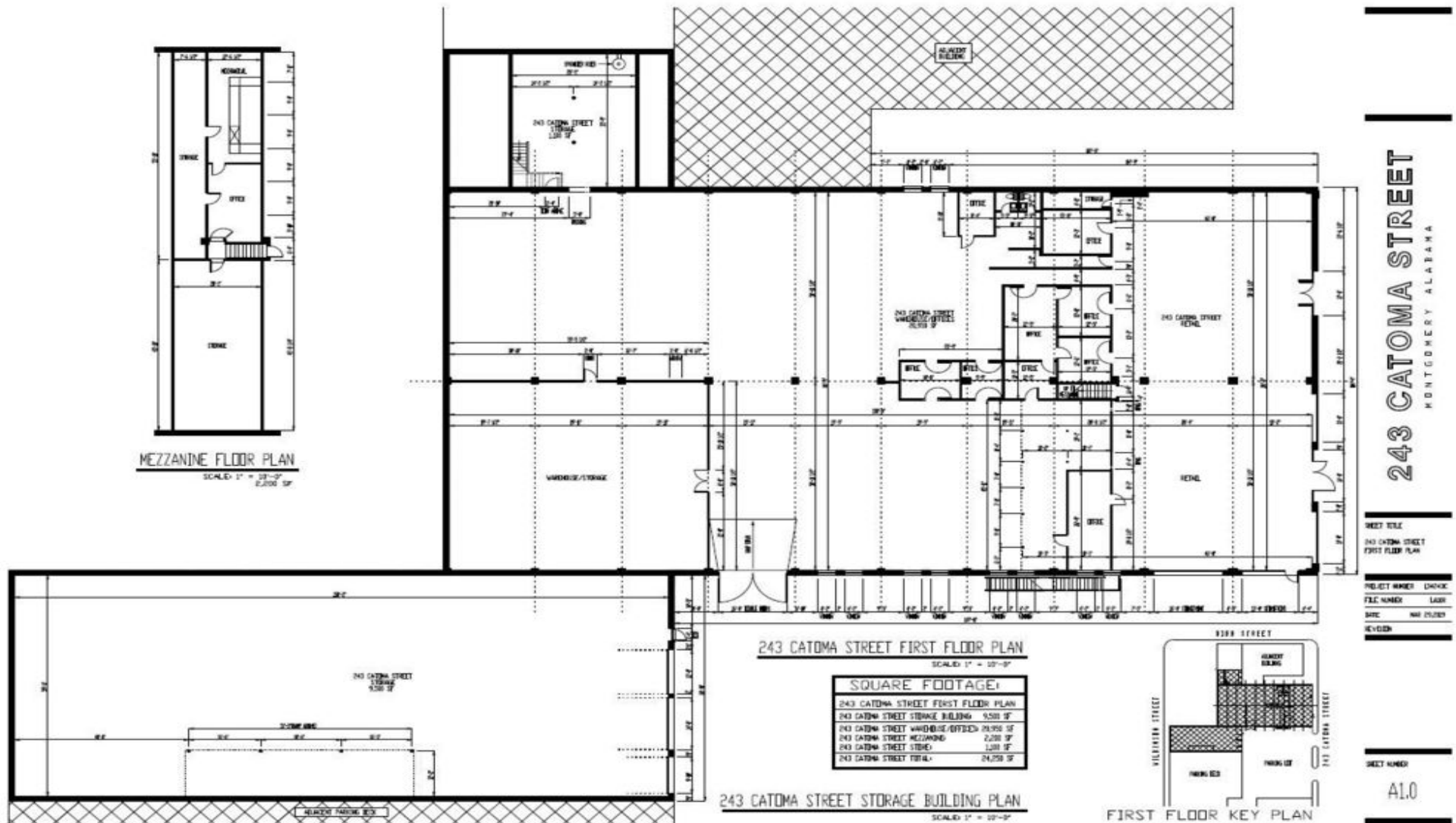
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Proposed Floor Plans



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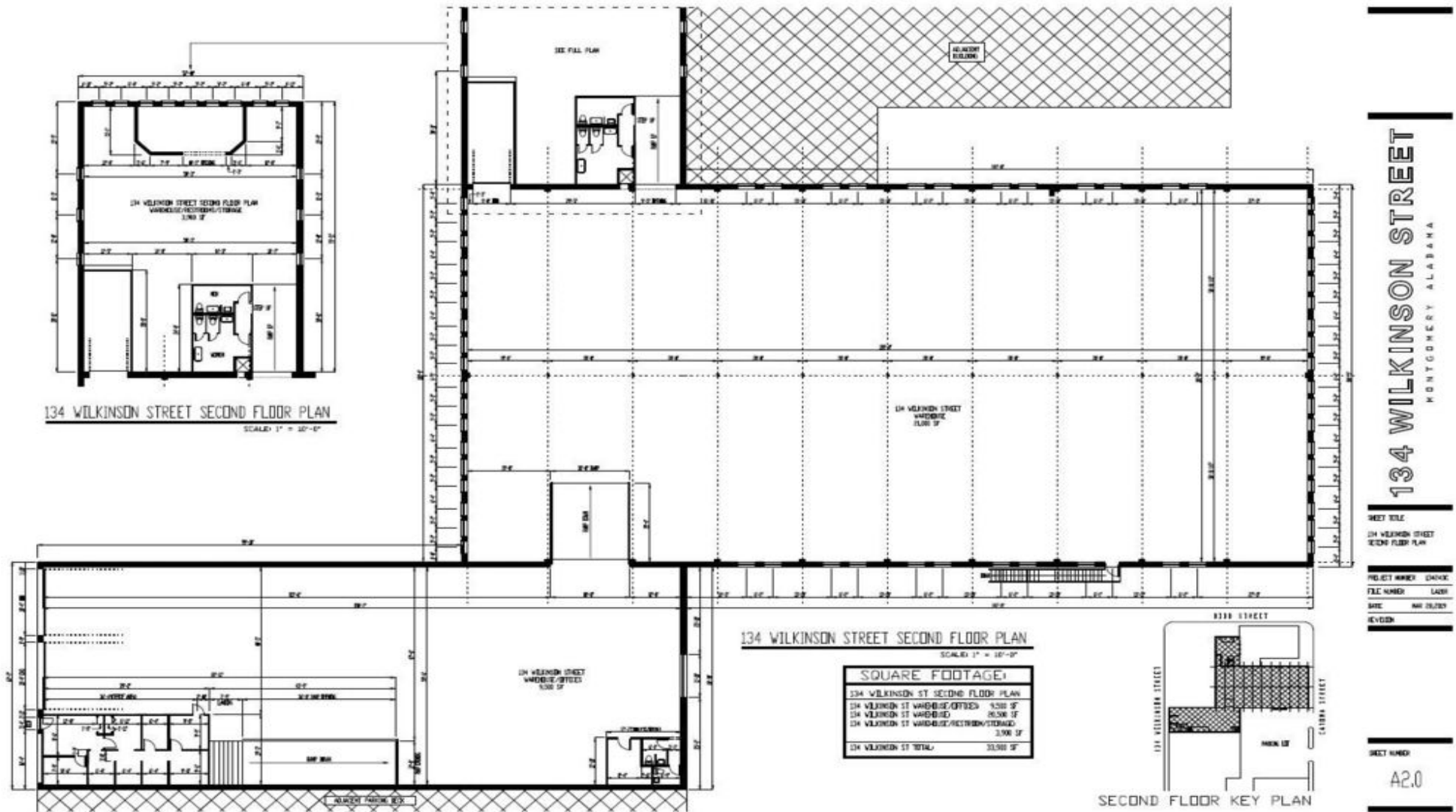
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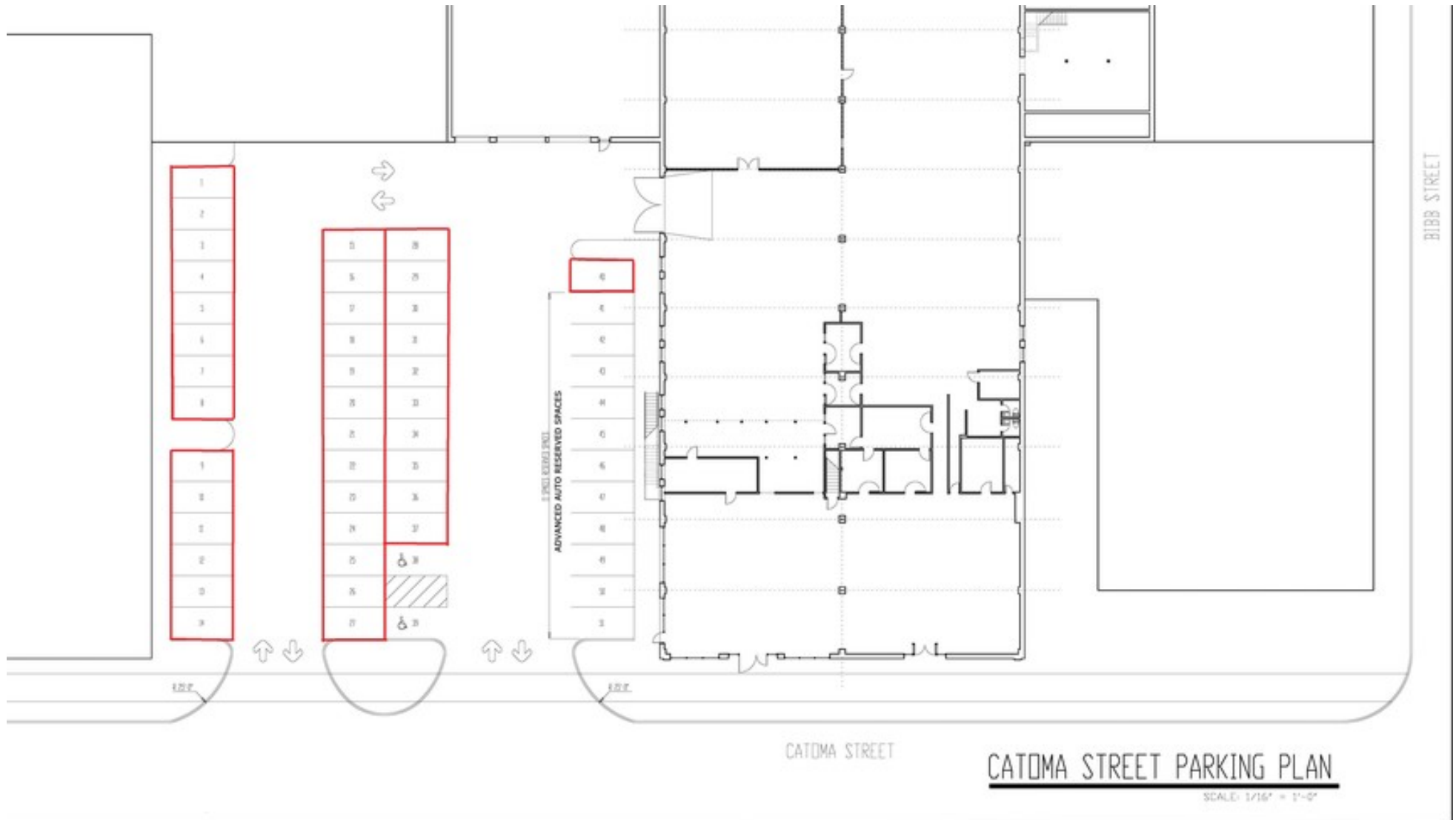
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Parking Plan



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Retail Map



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