

MONTGOMERY COMMERCE CENTRE



9560 MONTGOMERY RD
3220 SF AND PARKING

- Exception Visibility with Signage
- Heart of the Heritage District
- Olde Montgomery Panache
- Walk to Shoppes & Eateries
- Minutes to Ronald Reagan Hwy & I-71
- Median Income \$90,242
- Population 135,907 within 5 mile radius
- 22 Car Park with direct walk-in
- Exceptional Newer Condition
- OM Core Zoning

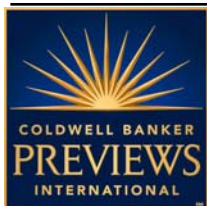
ADDRESS: 9560 Montgomery Rd
SUBURB: Montgomery
LOT SIZE: 0.369 Acres
SEMI-ANNUAL TAX: \$8,201.76
EASEMENTS: Of Record

RESTRICTIONS: Of Record
AGE: 1981
CONSTRUCTION: Brick
FOUNDATION: Slab
BASEMENT: None

ROOF: Shingle
HEAT: Gas, Forced Air
COOLING: Central Air
WATER: Public
SEWER: Public

Quoting: \$14 / FOOT PLUS CAM

All information contained herein while believed to be accurate is not warranted.



Exclusively Represented By: Gail S. Coughlin

Mobile: 604-1731

www.gcoughlin.com



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





*Maximize Your Business Exposure
in the Heart of Olde Montgomery!*



Commissary



Light Filled Spaces

Reception Area

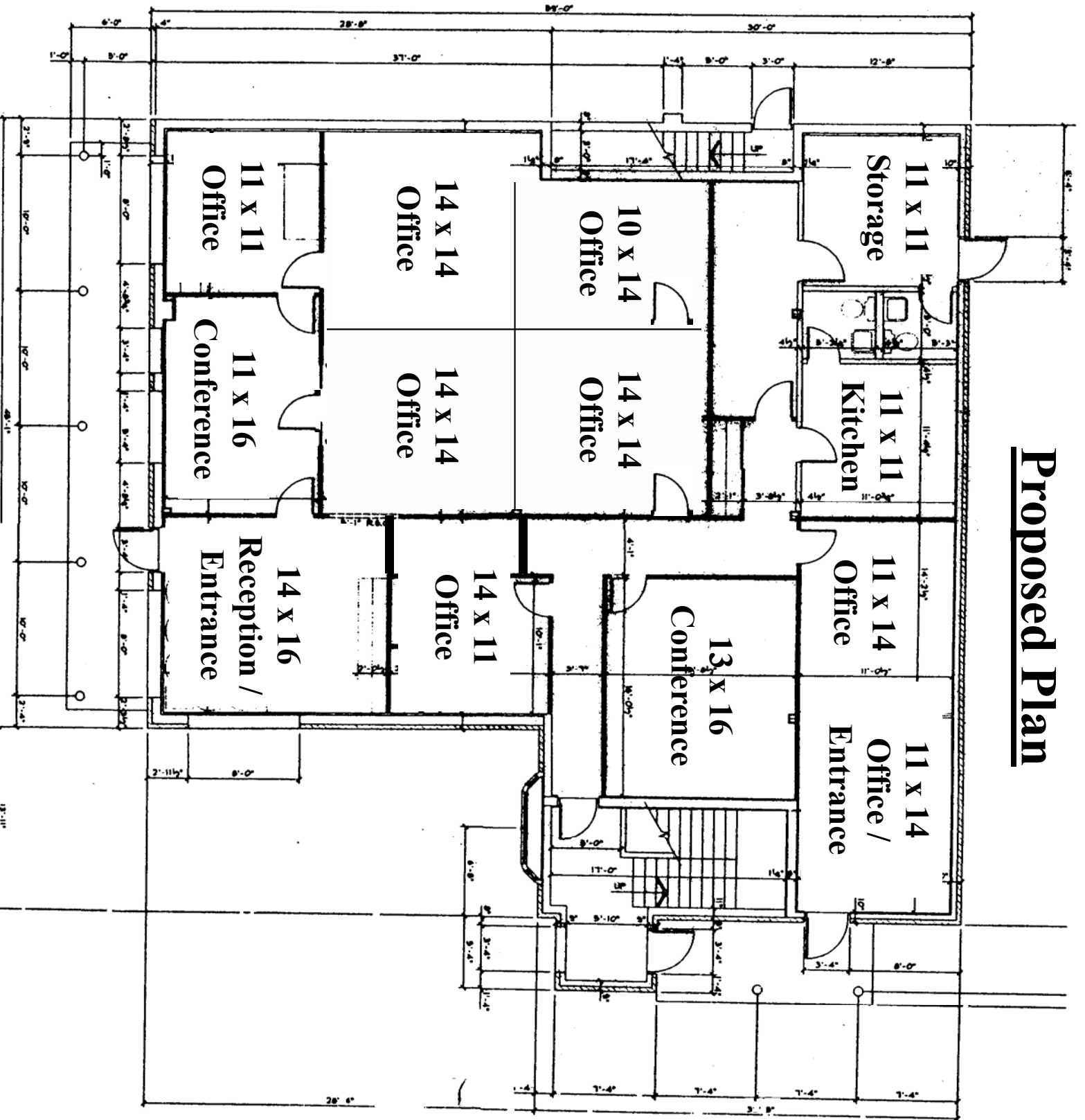


Typical Office

[illegible]

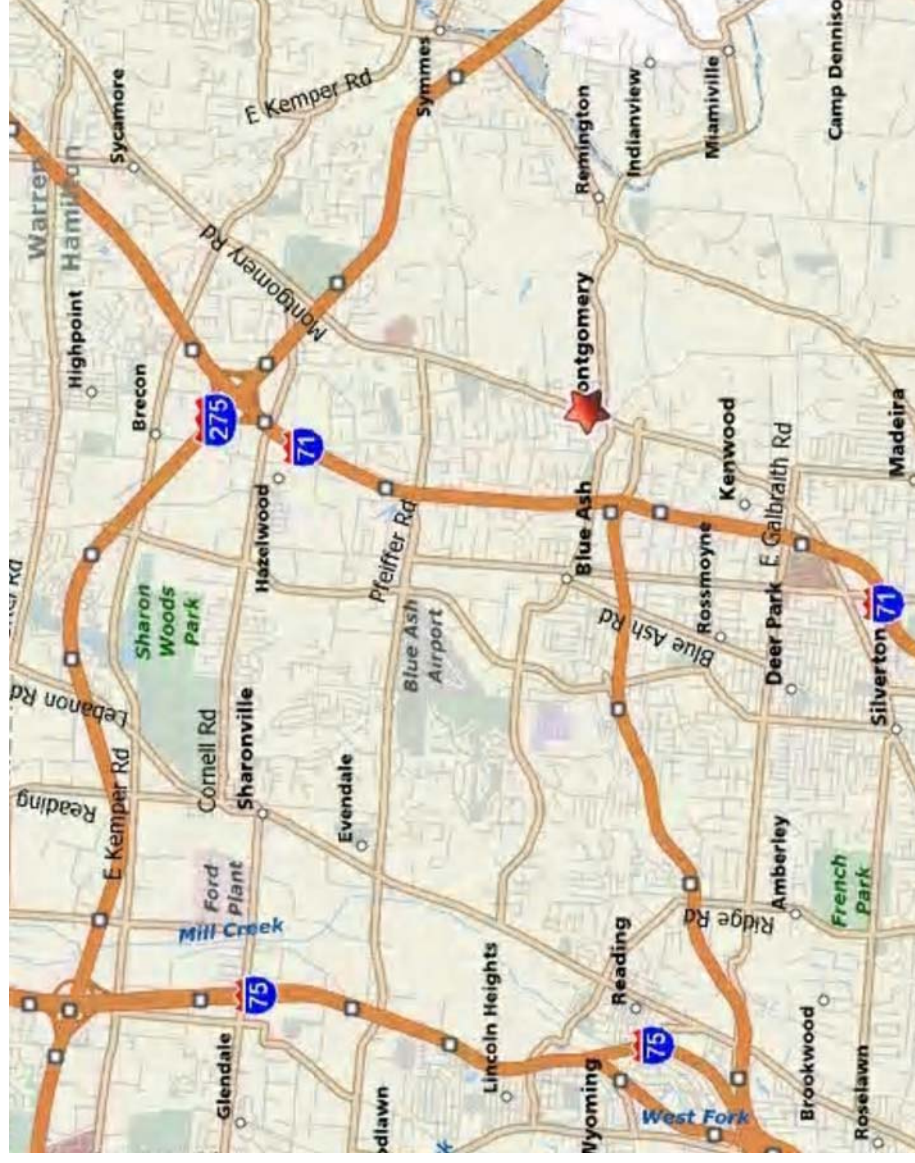
28.6 x 59 (1687.4)	
37 x 40 (1440.0)	
<u>TOTAL</u>	3167.4

Proposed Plan



S.F.

28.6 x 59 (1687.4)
 37 x 40 (1440.0)
 TOTAL 3167.4



NOTE: ALL INFORMATION CONTAINED HEREIN BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

Proforma Operating Expenses

Cleaning	\$ 3,834.00
Gas & Electric	\$ 8,166.98
Water	\$ 300.41
Property Taxes	\$ 16,421.01
Lawn Care / Snow Removal	\$ 252.80
Insurance	\$ 1,428.00
Total Expenses	\$ 30,403.20



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