

# I-65 @ Downtown Montgomery

## 204 N Holt St, Montgomery, AL 36104



Listing ID: 30351868  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Free-Standing Building, Mixed Use  
 Contiguous Space: 16,125 SF  
 Total Available: 16,125 SF  
 Lease Rate: \$3.50 - 9 PSF (Annual)  
 Base Monthly Rent: \$4,703 - 12,093  
 Lease Type: Modified Gross  
 Loading: 3 Doors



### Overview/Comments

Montgomery, Alabama's Front Porch on I-65. One City Block wide of covered Storefront facing the I-65 interchange at Downtown Montgomery. The only Downtown Exit, just south of the Alabama River and just north of I-85 Junction.

Property has been previously utilized for a variety of uses. Spaces vary from 3,000 Sq. Ft. up to 4,500 Sq. Ft. All of the spaces interconnect and can be combined or could be divided as needed up to one contiguous area of 16,125 Sq.Ft. With roll-up doors on either end of the complex, and one in the middle, there are many options. Some of the spaces have HVAC systems present, condition is unknown. Vegetation in front and behind are in the process of being removed or dramatically cut back. Roof is currently being professionally repaired so all your Goods will be cozy and Dry! Plenty of On-Street Parking all round the Block, with alley for delivery vehicles behind the building. For the right tenant and right deal, additional parking can be developed/provided behind the facility on adjacent owned property.

### More Information Online

<https://commercialpropertiesinc.catylist.com/listing/30351868>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	11-01-12-3-011-003.000	Zoning:	T4
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Tavern/Bar/Nightclub, Vehicle Related	Gross Building Area:	16,125 SF

### Available Space

Suite/Unit Number:	One	Date Available:	11/16/2018
Space Available:	16,125 SF	Lease Rate:	\$3.50 - 9 PSF (Annual)
Minimum Divisible:	16,125 SF	Lease Type:	Modified Gross
Maximum Contiguous:	16,125 SF	Parking Spaces:	0
Space Type:	Relet		

### Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Other	Traffic/Vehicle Count:	83,930
Property Located Between:	Clay Street and Herron Street	Highway Access:	I-65 and I-85
Property Visibility:	Excellent	Airports:	MGM
Largest Nearby Street:	I-65 and I-85	Site Description:	Highest point in the Downtown Area, overlooking the Alabama River and I-65.
Feet of Frontage:	302		

**Area Description** Main and only Exit/Entrance into Downtown Montgomery from Interstate Highway I-65. One-Way service road to the West, and two way traffic on both Clay Street and Herron Streets. Excellent Signage visibility from all stoplights coming into the City.

### Building Related

Year Built:	1945	Freight Elevators:	0
Loading Doors:	3	Sprinklers:	None
Passenger Elevators:	0		

### Location

Address: 204 N Holt St, Montgomery, AL 36104  
County: Montgomery  
MSA: Montgomery



### Property Images



IMG\_2011



IMG\_2002



IMG\_2015



IMG\_2013



IMG\_2020



IMG\_2010

## Property Contacts



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