



9532 Wynlakes Place
Montgomery, AL 36117

FOR SALE

Income Producing Property!

Sale Price	\$890,000.00
Cap Rate	8.2%
Building Size	+/- 6,300 S.F.
Land Size	+/- 21,307 S.F.
Zoning	O-1 (Office)
Parking	Plenty On-Site
Accessibility & Visibility	Excellent
Listing Type	Exclusive

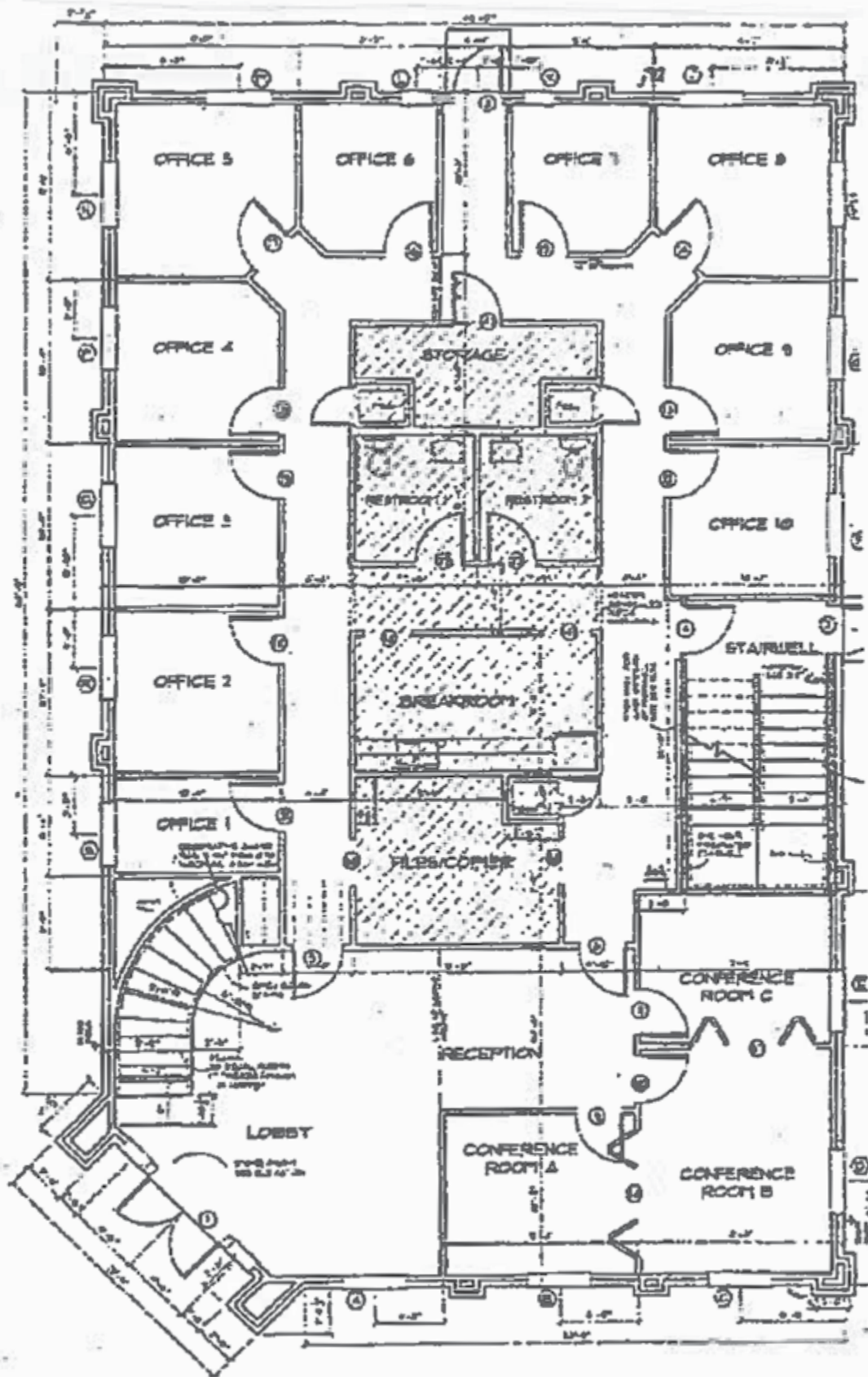
Outstanding fully-leased office building located at the corner of Vaughn Road and Wynlakes Place. Great investment property with very little landlord responsibilities! There is an 8.2% cap rate on current rent. Rent increases 2.5% each year. Building contains approximately 6,300 S.F. of finished office space. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.



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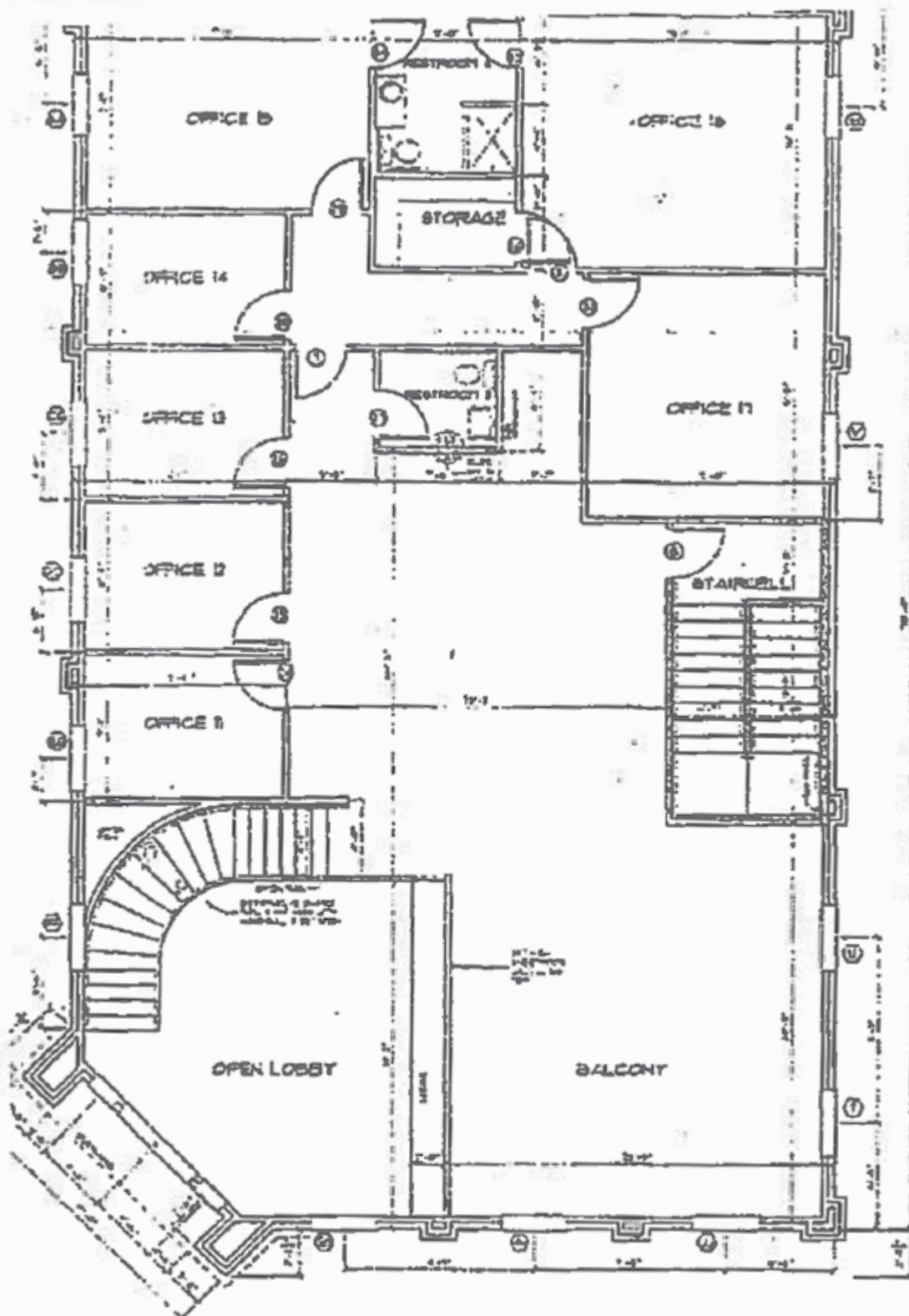


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

9'-0" CEILINGS - UNLESS OTHERWISE NOTED



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