

1,200 SF Office/Retail Space for Lease

425 South Prairie St, Bethalto, Illinois 62010
Madison County

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Property Description

Office/Retail Space for Lease

1,200 SF available for Lease. Adjoins Edwards Jones. Good Visibility/Traffic Location near the Library on S. Prairie St.

Lease Rate: \$10.00 per SF, Gross

3 MONTHS FREE RENT*

*Minimum rent term required (as determined by Landlord)

Basic Details

Listing No:	2246
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail
Building Size (Sqft):	2,400 Sqft.
Total Sqft Available:	1,200 Sqft.
Lease Rate:	\$10.00 Per Sqft
Lease Type:	Gross
Lease Term:	Negotiable
Leasing Comments:	3 Months Free Rent Minimum rent term required (as determined by

Square Foot Information

Building Total Sqft:	2,400 Sqft.
Total Sqft Available:	1,200 Sqft.
Direct Lease:	1,200 Sqft.
Office:	1,200 Sqft.
Retail:	1,200 Sqft.
Min Divisible Sqft:	1,200 Sqft.
Max Contiguous Sqft:	1,200 Sqft.

Landlord)

Property Information

Parcel No:	15-2-09-07-05-101-004
Zoning:	PO-1
Zoning By:	Bethalto
Prior Use:	Barber Shop
Parking:	12
Parking Surface Type:	Concrete
Property Tax:	\$5,825
Tax Year:	2018

Structural Data

Year Built:	2009
Clearance Min:	8 ft
Clearance Max:	8 ft
Style:	Wood Frame
Roof:	Shingle
Exterior:	Vinyl Siding
Floors:	1

Land Measurements

Frontage:	100 ft
Depth:	120 ft