

## 2,518 SF Professional Office Building

211 East Madison Ave, Wood River, Illinois 62095  
Madison County

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### Property Description

#### Office Building

2,518 SF Professional Office Building located on Madison Ave (Route 143) in Downtown Wood River with 12,400 Cars Per Day of traffic. Building is well maintained with interior office area consisting of reception area; 5 offices; Conference Room and Kitchen area. 2 Bay Drive Thru. Suitable for such professions as insurance, financial planning, medical office.

**Sale Price: \$195,000**

#### Basic Details

Listing No:	1316
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	2,518 Sqft.
Lot Size (Acres):	0.62 Acre(s)
Total Sqft Available:	2,518 Sqft.
Sale Price:	\$195,000
Sale Price Per Sqft:	\$77.44

#### Property Information

Parcel No:	1-2-08-27-05-105-034
Zoning:	Downtown Business
Zoning By:	City of Wood River
Parking:	19
Parking Surface Type:	Asphalt
Property Tax:	\$9,378
Tax Year:	2020
Traffic Count:	12,400

## Land Measurements

Acres:	0.62 Acre(s)
Frontage:	241 ft
Depth:	107 ft