

## Fully Leased Retail Building for Sale

3685 Nameoki Rd, Granite City, Illinois 62040  
Madison County

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### Basic Details

|                       |   |
|-----------------------|---|
| Listing No:           | 2559                                      |
| Sale Or Lease:        | For Sale                                  |
| Property Type(s):     | Investment, Retail, Retail - Freestanding |
| Building Size (Sqft): | 1,424 Sqft.                               |
| Lot Size (Acres):     | 0.48 Acre(s)                              |
| Sale Price:           | \$300,000                                 |

### Address

|                |              |
|----------------|--------------|
| Country:       | US           |
| State:         | IL           |
| County:        | Madison      |
| City:          | Granite City |
| Zipcode:       | 62040        |
| Street Number: | 3685         |
| Street:        | Nameoki      |
| Street Suffix: | Rd           |

### Property Information

|                       |                               |
|-----------------------|-------------------------------|
| Parcel No:            | 22-1-20-08-10-101-006.00<br>1 |
| Zoning:               | C-5                           |
| Zoning By:            | Granite City                  |
| Parking:              | 30                            |
| Parking Surface Type: | Asphalt                       |
| Property Tax:         | \$8,193                       |
| Tax Year:             | 2023                          |
| Traffic Count:        | 14,000                        |

### Structural Data

|                |       |
|----------------|-------|
| Year Built:    | 1986  |
| Rehab Year:    | 2015  |
| Clearance Min: | 7 ft  |
| Clearance Max: | 7 ft  |
| Exterior:      | Brick |
| Floors:        | 1     |

# Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.48 Acre(s) |
| Frontage: | 84 ft        |
| Depth:    | 248 ft       |