



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

3,800 SF Former Banking Facility

304 Bargraves Blvd, Troy, Illinois 62294
Madison County

Collin Fischer - CCIM

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Basic Details

Listing No:	2493
Sale Or Lease:	For Lease
Property Type(s):	Retail, Retail - Bank
Building Size (Sqft):	3,806 Sqft.
Total Sqft Available:	3,806 Sqft.
Lease Rate:	\$25.00 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	304
Street:	Bargraves
Street Suffix:	Blvd

Square Foot Information

Building Total Sqft:	3,806 Sqft.
Direct Lease:	3,806 Sqft.
Min Divisible Sqft:	3,806 Sqft.
Max Contiguous Sqft:	3,806 Sqft.

Property Information

Parcel No:	09-2-22-05-19-401-008
Zoning:	C-2
Zoning By:	Troy
Prior Use:	Bank
Parking:	23
Parking Surface Type:	Asphalt
Property Tax:	\$28,044
Tax Year:	2020
Traffic Count:	15,300

Structural Data

Year Built:	2009
Rehab Year:	2020
Class:	B
Exterior:	Brick
Floors:	1

Land Measurements

Acres:	0.80 Acre(s)
Frontage:	165 ft
Depth:	180 ft

Transportation

Interstate:	I-55/70 (1/2 Mile)
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