

## Investment Property - 12,000 SF Office/Retail Bldg

7354 State Route 162, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	2623
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Retail
Building Size (Sqft):	12,040 Sqft.
Lot Size (Acres):	1.44 Acre(s)
Sale Price:	\$2,300,000
Sale Price Per Sqft:	\$191.03

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	7354
Street:	State Route 162

### Property Information

Parcel No:	09-2-22-06-000-017
Zoning:	Commercial
Zoning By:	Troy
Prior Use:	New Space
Parking:	69
Parking Surface Type:	Asphalt
Property Tax:	\$15,292
Tax Year:	2021
Traffic Count:	14,500

### Structural Data

Year Built:	2021
Class:	A
Clearance Min:	7 ft
Clearance Max:	12 ft
Exterior:	Brick/Stucco
Floors:	1

# Land Measurements

Acres:	1.44 Acre(s)
Frontage:	225 ft
Depth:	285 ft