

## Investment Opportunity

975 East Edwardsville Road, Wood River, Illinois 62095  
Madison County

**Tony Smallmon**

Phone: 618-407-4240

Email: [tonys@barbermurphy.com](mailto:tonys@barbermurphy.com)



### Basic Details

Listing No:	2701
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office
Building Size (Sqft):	1,976 Sqft.
Lot Size (Acres):	0.66 Acre(s)
Total Sqft Available:	1,976 Sqft.
Sale Price:	\$184,900
Sale Price Per Sqft:	\$93.57
CAP Rate:	7.50%

### Address

Country:	US
State:	IL
County:	Madison
City:	Wood River
Zipcode:	62095
Street Number:	975
Street:	East Edwardsville Road

### Property Information

Parcel No:	19-1-08-22-20-401-012
Zoning:	B3
Parking:	20
Property Tax:	\$3,076
Tax Year:	2023

### Structural Data

Year Built:	1960
Class:	C
Clearance Max:	8 ft
Exterior:	Brick
Floors:	1

### Land Measurements

Acres:	0.66 Acre(s)
Frontage:	100 ft

