



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

7,900 SF Office/Warehouse

1843 Madison Ave, Granite City, Illinois 62040
Madison County

Cathy Hamilton

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Basic Details

Listing No:	2765
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Office, Office - General Office
Building Size (Sqft):	7,900 Sqft.
Lot Size (Acres):	0.27 Acre(s)
Total Sqft Available:	7,900 Sqft.
Sale Price:	\$265,000
Sale Price Per Sqft:	\$33.54

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	1843
Street:	Madison
Street Suffix:	Ave

Square Foot Information

Building Total Sqft:	7,900 Sqft.
Total Sqft Available:	7,900 Sqft.
Office:	2,100 Sqft.
Warehouse:	5,800 Sqft.
Min Divisible Sqft:	7,900 Sqft.
Max Contiguous Sqft:	7,900 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	10'x 8'
Drive-In Doors:	1
Drive-In Door Size:	8' x 6'
Heating:	Office and Warehouse
Cooling:	Office
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

Property Information

Parcel No:	22-2-19-24-12-203-020
Zoning:	C-3
Parking:	20 Spaces
Parking Surface Type:	Asphalt
Property Tax:	\$5,551.80
Tax Year:	2023

Land Measurements

Acres:	0.27 Acre(s)
Frontage:	145 ft
Depth:	110 ft

Transportation

Interstate:	Roughly 1 mile from I-255, I-70 & I-55
Airport:	St. Louis Lambert International Airport

Structural Data

Rehab Year:	2010
Clearance Min:	14 ft
Clearance Max:	14 ft
Bay Spacing:	Varies
Exterior:	Block
Floors:	1

Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	3 Phase
Low Volts:	220