



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

Sports & Health Club For Sale

2300 N Henry Street, Alton, Illinois 62002
Madison County

Collin Fischer - CCIM

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Basic Details

Listing No:	2883
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Freestanding, Special Purpose - Healthcare, Special Purpose - Sports/Entertainment
Building Size (Sqft):	40,000 Sqft.
Sale Price:	\$500,000
Sale Price Per Sqft:	\$12.50

Address

Country:	US
State:	IL
County:	Madison
City:	Alton
Zipcode:	62002
Street Number:	2300
Street:	N Henry
Street Suffix:	Street

Square Foot Information

Building Total Sqft:	40,000 Sqft.
Total Sqft Available:	40,000 Sqft.
Direct Lease:	40,000 Sqft.

Facility Information

Heating:	Throughout
Cooling:	Throughout
Sprinklers:	Wet Pipe System
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

Property Information

Parcel No:	23-1-07-02-20-401-003
Zoning:	C-2
Prior Use:	Health & Wellness Club/Gym
Parking:	119
Traffic Count:	600

Land Measurements

Acres:	5.26 Acre(s)
Frontage:	538 ft
Depth:	511 ft

Transportation

Interstate:	Hwy 67
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Structural Data

Year Built:	1968
Rehab Year:	2018
Class:	C
Roof:	Rubber
Exterior:	Block
Sprinklers:	Yes
Floors:	2
Floor Type:	Concrete
Floor Drains:	Yes

Utility Information

Phase:	3
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