

Investment Office Building

2421 Corporate Centre Dr, Granite City, Illinois 62040
Madison County

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Basic Details

Listing No:	1676
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office
Building Size (Sqft):	25,000 Sqft.
Lot Size (Acres):	2.47 Acre(s)
Total Sqft Available:	2,813 Sqft.
Sale Price:	\$1,933,000
Sale Price Per Sqft:	\$77.32
CAP Rate:	7.75%
NOI:	\$169,166

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	2421
Street:	Corporate Centre
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	25,000 Sqft.
Total Sqft Available:	25,000 Sqft.
Office:	25,000 Sqft.
Min Divisible Sqft:	25,000 Sqft.
Max Contiguous Sqft:	25,000 Sqft.

Facility Information

Elevators:	Yes
Heating:	Yes
Cooling:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	22-1-20-09-07-201-014.00 1 22-2-20-09-07-201-027 22-2-20-90-07-201-028
Zoning:	Commercial
Zoning By:	Granite City
Prior Use:	Office
Parking:	73
Parking Surface Type:	Concrete
Property Tax:	\$34,040.84
Tax Year:	2023
Topography:	Flat

Land Measurements

Acres:	2.47 Acre(s)
Frontage:	127 ft
Depth:	307 ft

Transportation

Interstate:	270
Airport:	St. Louis

Structural Data

Year Built:	1979
Rehab Year:	1999
Class:	B
Roof:	Shingles
Exterior:	Mixed
Floors:	2

Utility Information

Water Provider:	Illinois American Water
Sewer Provider:	City
Electric Provider Service:	Ameren IL