

Investment Office Building

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

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Basic Details

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|-----------------------|--------------------|
| 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

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|-----------------------|--------------|
| 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

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|-------------------|-----|
| 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

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

Transportation

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|-------------|-----------|
| Interstate: | 270 |
| Airport: | St. Louis |

Structural Data

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

Utility Information

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