

## Owner/User Investment Opportunity

7346 State Route 162, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	2624
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Retail
Building Size (Sqft):	6,000 Sqft.
Lot Size (Acres):	1.44 Acre(s)
Sale Price:	\$1,150,000
Net Charges:	4.50

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	7346
Street:	State Route 162

### Square Foot Information

Building Total Sqft:	12,040 Sqft.
Total Sqft Available:	6,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	6,000 Sqft.

### Property Information

Parcel No:	09-2-22-066-00-000-018, 09-2-22-06-00-000-019
Zoning:	Commercial
Zoning By:	Troy, IL
Prior Use:	New Space
Parking:	69
Parking Surface Type:	Asphalt
Property Tax:	\$15,291
Tax Year:	2021
Traffic Count:	14,500

## Structural Data

Year Built:	2022
Class:	A
Clearance Min:	7 ft
Clearance Max:	12 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	1.44 Acre(s)
Frontage:	225 ft
Depth:	285 ft