



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

12,000 SF Retail Facility for Sale

651 South Madison St, Lebanon, Illinois 62254
St. Clair County

Joe Hardin

Phone: 618-660-8759

Email: JoeH@barbermurphy.com

Katie . Bush

Phone: 701-213-3301

Email: katieb@barbermurphy.com



Basic Details

Listing No:	3008
Sale Or Lease:	For Sale
Property Type(s):	Industrial - Temperature Controlled, Retail, Retail - Freestanding, Retail - Grocery/Convenience Store, Retail - Store Front Retail
Building Size (Sqft):	12,000 Sqft.
Lot Size (Acres):	1.88 Acre(s)
Sale Price:	\$2,690,000
Sale Price Per Sqft:	\$224.17

Address

Country:	US
State:	IL
County:	St. Clair
City:	Lebanon
Zipcode:	62254
Street Number:	651
Street:	South Madison
Street Suffix:	St

Square Foot Information

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

Facility Information

Drive-In Doors:	1
Drive-In Door Size:	10' x 15'
Insulated:	Yes
Sprinklers:	Wet Pipe System
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	05-19.0-337-020, 05-19.0-337-028, & 05-30.0-100-018
Zoning:	C-1
Prior Use:	Grocery Store
Parking:	46
Parking Surface Type:	Asphalt
Property Tax:	\$16,810.29
Tax Year:	2023
Traffic Count:	14,800
Topography:	Flat

Land Measurements

Acres:	1.88 Acre(s)
Frontage:	233 ft
Depth:	390 ft

Transportation

Interstate:	Interstates 64, 70, and 55
-------------	----------------------------

Structural Data

Year Built:	2020
Class:	A
Clearance Min:	9 ft
Clearance Max:	15 ft
Roof:	Membrane
Exterior:	Concrete, Masonry, Mixed
Sprinklers:	Yes
Floor Type:	Reinforced Concrete
Floor Drains:	Yes

Utility Information

Water Provider:	City of Lebanon
Water Provider Location:	On Site
Sewer Provider:	City of Lebanon
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Phase:	3
Low Volts:	208
High Volts:	480