

2,160 SF Former Home City Ice

3307 Water Tower Rd, Marion, Illinois 62959
Williamson County

Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com



Basic Details

Listing No:	3051
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	2,160 Sqft.
Lot Size (Acres):	0.75 Acre(s)
Total Sqft Available:	2,160 Sqft.
Sale Price:	\$150,000
Sale Price Per Sqft:	\$69.44

Address

Country:	US
State:	IL
County:	Williamson
City:	Marion
Zipcode:	62959
Street Number:	3307
Street:	Water Tower
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	2,160 Sqft.
Office:	450 Sqft.
Warehouse:	1,710 Sqft.
Min Divisible Sqft:	2,160 Sqft.

Facility Information

Truck Dock:	3
Truck Dock Size:	Exterior Dock Platform
Heating:	Office
Cooling:	Office
Insulated:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	06-16-200-039
Zoning:	Industrial
Prior Use:	Home City Ice
Parking:	20
Parking Surface Type:	Rock
Property Tax:	\$3,530
Tax Year:	2023

Land Measurements

Acres:	0.75 Acre(s)
Frontage:	186 ft
Depth:	180 ft

Transportation

Interstate:	I-57 (1.5 miles)
-------------	------------------

Structural Data

Rehab Year:	2023
Clearance Min:	10 ft
Clearance Max:	10 ft
Bay Spacing:	Clear Span
Style:	Wood Frame
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Marion
Sewer Provider:	City of Marion
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	240