

## Office/Retail Bldg for Sale - Owner/User Opportunity

2266 Madison Ave, Granite City, Illinois 62040  
Madison County

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### Basic Details

Listing No:	2125
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail, Retail - Freestanding
Building Size (Sqft):	5,208 Sqft.
Total Sqft Available:	5,208 Sqft.
Sale Price:	\$265,000
Sale Price Per Sqft:	\$50.88

### Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	2266
Street:	Madison
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	5,208 Sqft.
Total Sqft Available:	5,208 Sqft.
Office:	5,208 Sqft.
Retail:	5,208 Sqft.
Min Divisible Sqft:	5,208 Sqft.
Max Contiguous Sqft:	5,208 Sqft.

### Property Information

Parcel No:	22-2-20-18-19-401-018
Zoning:	C-4
Zoning By:	Granite City
Prior Use:	Office
Parking:	16
Parking Surface Type:	Concrete
Property Tax:	\$5,964
Tax Year:	2018

Traffic Count:

12,300

## Structural Data

Year Built:	1965
Rehab Year:	2014
Clearance Min:	7 ft
Clearance Max:	12 ft
Exterior:	Brick

## Land Measurements

Acres:	0.28 Acre(s)
Frontage:	100 ft
Depth:	120 ft