# **Office/Retail Space for Lease**

## 418 West Bethalto, Bethalto, IL 62010

# **PROPERTY SUMMARY**

1,750 SF Office/Retail Space Available. Open Floor Plan, 2 Large Open Areas, Kitchenette and Back Room. Located in a Heavily Trafficked Area with 18,500 ADT. Marquee Signage and Building Signage available. Situated less than 1 mile off I-255.

# LEASE RATE: \$14.00 per SF, Gross

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

Tony Smallmon C: 618.407.4240 TonyS@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP & IMAGES













### BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

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Listing No:	2169	
Office		Total SF Available:
		Min Divisible SE

Yes

#### 418 West Bethalto Drive Bethalto, IL 62010

SALE INFORMATION:	
For Sale:	No
Sale Price:	
Sale Price/SF:	
CAP Rate:	
GRM:	
NOI:	

LEASE INFORMATION:	
For Lease:	

Lease Rate:	\$14.00
Lease Type:	Gross
Net Charges:	
CAM Charges:	
Lease Term:	

#### Leasing Comments:

Owner will consider installing new flooring and paint the suite for a new tenant.

Total SF Available: Min Divisible SF:	1,750 SF 1,750 SF
SQUARE FOOT INFO:	
Building Total:	1,750 SF
Total Available:	1,750 SF
Direct Lease:	1,750 SF
Sublease:	0 SF
Office:	1,750 SF
Retail:	1,750 SF
Min Divisible:	1,750 SF
Max Contiguous:	1,750 SF
LAND MEASUREMENTS:	
Acres:	0.80
Frontage:	100 FT
Depth:	135 FT



PROPERTY	INFORMATION:				
Parcel No:	19-2-08-12-11-201-039	TIF:	No	Parking:	30
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	Highway Business	Survey:	No	Traffic Count:	18,500
Zoning By:	City of Bethalto	Environmental:	No	Property Tax:	\$5,451.00
Complex:		Archaeological:	No	Tax Year:	2019
Prior Use:	Office/Retail				

STRUCTUR	AL DATA	:			
Year Built:	1988	Clearance Min:	8'	Exterior:	Brick
Rehab Year:	2014	Clearance Max:	8'	Bay Spacing:	
Floors:	1	Floor Drains:	Yes	Sprinklers:	No
Class:	С				

#### **Comments**

1,750 SF Office/Retail For Lease. Marquee Signage on W Bethalto Dr with 18,500 ADT. Space Includes two large open areas, a kitchenette area and back room.

#### Listing Broker(s)

Tony Smallmon Office: (618) 277-4400 tonys@barbermurphy.com Cell: (618) 407-4240

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