

# 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.

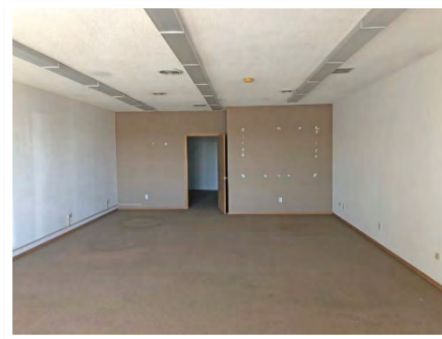
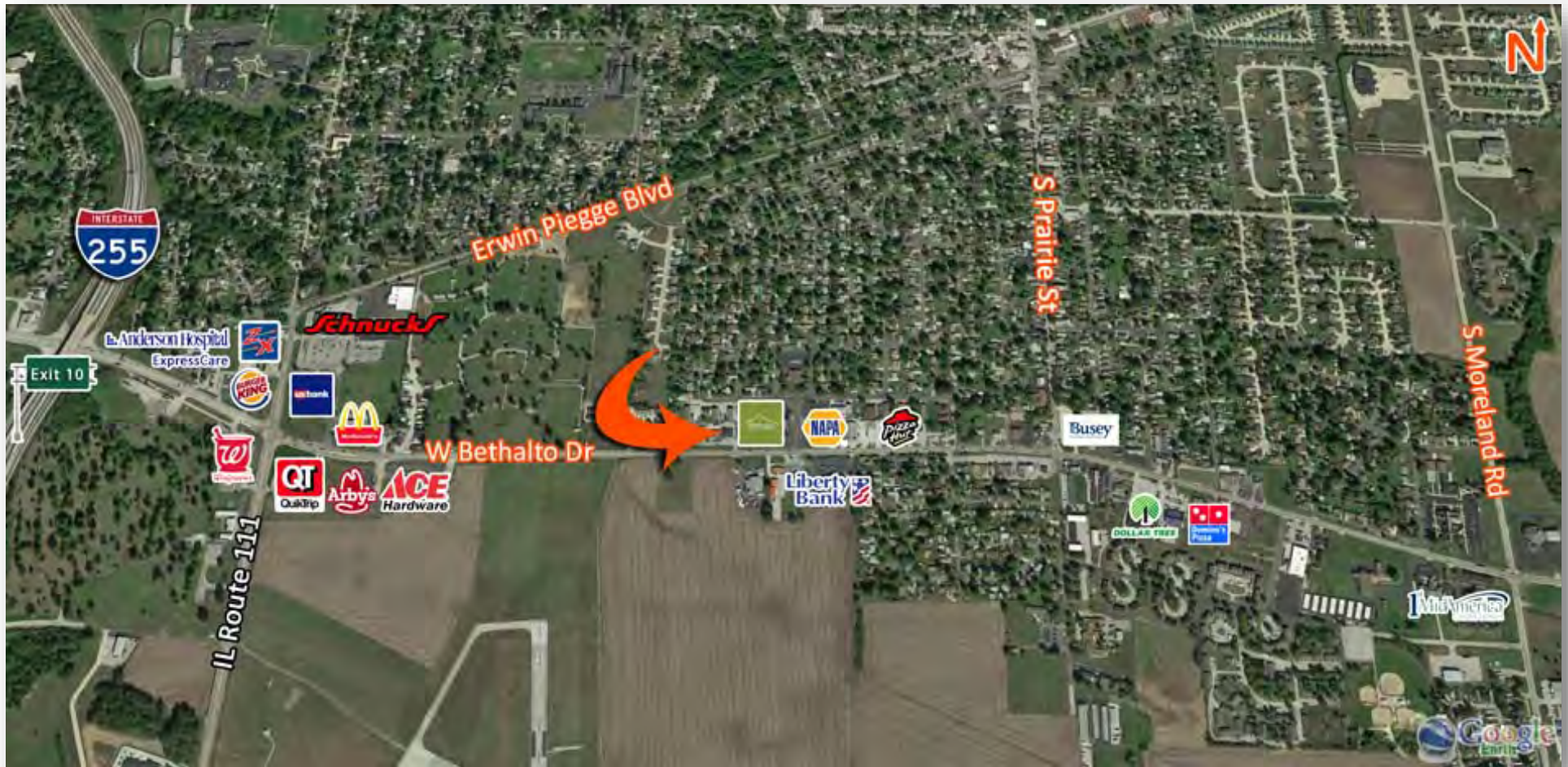
**LEASE RATE: \$14.00 per SF, Gross**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Tony Smallmon  
C: 618.407.4240  
[TonyS@barbermurphy.com](mailto:TonyS@barbermurphy.com)





**Listing No:** 2169

**Office**

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:** Yes  
**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.

**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.

**Total SF Available:** 1,750 SF  
**Min Divisible 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:**

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



**STRUCTURAL DATA:**

<b>Year Built:</b> 1988	<b>Clearance Min:</b> 8'	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2014	<b>Clearance Max:</b> 8'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> Yes	<b>Sprinklers:</b> No
<b>Class:</b> C		

**Listing Broker(s)**

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tonys@barbermurphy.com  
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