

FOR LEASE

**1270 W MARKET ST.
RED BUD, IL 62285**



2,500 SF OFFICE SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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.

IMAGE & SPACE DESCRIPTION

1270 W MAIN ST., RED BUD



SPACE DESCRIPTION

2,500 SF available in rear of the building. Former Child Care Facility. 3 large open rooms. Largest room has a kitchen, 2 restrooms. 2 smaller rooms with child's restroom. Large fenced grass area in back. Private entrance in the back of building. Good opportunity for daycare, food pantry, etc.

AREA MAP - LOCATION OVERVIEW

1270 W MARKET ST., RED BUD



LOCATION OVERVIEW

Located on West Market in Red Bud, IL. Red Bud is located in the northwest part of Randolph County and is within easy commuter distance of metropolitan St. Louis. Red Bud is the center for three state highways, Illinois 3, 154 and 159 which meet at the city's four way stop.

OFFICE/RETAIL PROPERTY INFO

1270 W MARKET ST., RED BUD

LISTING # 2802

SQUARE FOOT INFO

Building SF: 5,143 SF
Direct Lease: 2,500 SF

PROPERTY INFO

APN: 13-120-001-50
County: IL - Randolph
Zoning: Hwy Business
Parking: 20
Traffic Count: 7,800

STRUCTURAL DATA

Year Built: 1999
Rehab Year: 2021
Floors: 1
Construction Type: Brick



LEASE INFO

Lease Rate: \$1,600/Month
Lease Type: Full Service