

2,518 SF Professional Office Building

211 East Madison Ave., Wood River, IL 62095

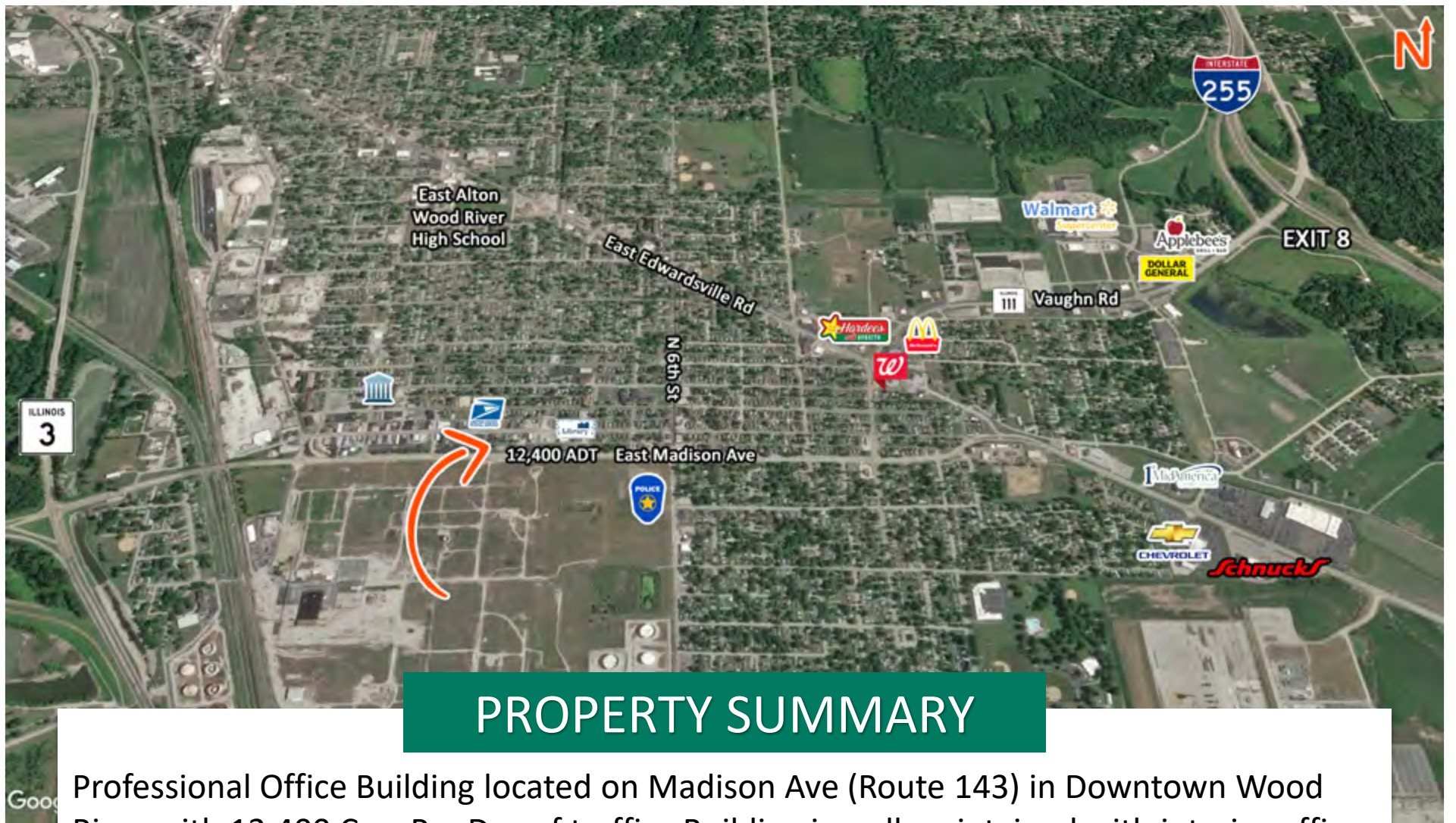


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PROPERTY SUMMARY

Professional Office Building located on Madison Ave (Route 143) in Downtown Wood River with 12,400 Cars Per Day of traffic. Building is well maintained with interior office area consisting of reception area; 5 offices; Conference Room and Kitchen area. 2 Bay Drive Thru. Suitable for such professions as insurance, financial planning, medical office.

SALE PRICE: \$195,000



Listing No: 1316

Office

211 East Madison Avenue
Wood River, IL 62095

SALE INFORMATION:

For Sale: Yes
Sale Price: \$195,000
Sale Price/SF: \$77.44
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

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Total SF Available: 2,518 SF
Min Divisible SF: 2,518 SF

SQUARE FOOT INFO:

Building Total: 2,518 SF
Total Available: 2,518 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 2,518 SF
Retail: 2,518 SF
Min Divisible: 2,518 SF
Max Contiguous: 2,518 SF

LAND MEASUREMENTS:

Acres: 0.62
Frontage: 241 FT
Depth: 107 FT

PROPERTY INFORMATION:

Parcel No: 19-2-08-27-05-105-034	TIF: No	Parking: 19.00
County: Madison	Enterprise Zone: No	Surface Type:
Zoning: Downtown Business	Survey: No	Traffic Count: 12,400
Zoning By: City of Wood River	Environmental: No	Property Tax: \$9,378.00
Complex:	Archaeological: No	Tax Year: 2020
Prior Use:		



STRUCTURAL DATA:

Year Built: 1996	Clearance Min:	Exterior:
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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