

OFFICE FOR SALE

2,464 SF OFFICE BUILDING

1604 PONTOON ROAD, GRANITE CITY, IL 62206

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS



REDUCED SALE PRICE: \$185,000

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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.

PROPERTY PHOTOS

2,464 SF Office Building For Sale
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AREA MAP

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OFFICE/RETAIL PROPERTY INFO

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LISTING # 2483

SQUARE FOOT INFO

Building SF:	2,464 SF
Office SF:	2,464 SF
Retail SF:	2,464 SF
Min Divisible:	2,646 SF
Max Contiguous:	2,464 SF

PROPERTY INFO

APN:	22-1-20-08-07-202-007
County:	IL - Madison
Zoning:	Commercial - Granite City
Property Taxes:	\$5,812.00
Prior Use:	Insurance Office
Parking:	Asphalt (13 spaces)
Traffic Count:	8,100 ADT

STRUCTURAL DATA

Year Built:	2007
Floors:	1
Construction Type:	Brick and Siding

LAND MEASUREMENTS

Lot Size:	0.23 Acres
Dimensions:	100' x 102'



SALE/LEASE INFO

Price:	\$185,000
Price / SF:	\$75.08

Property Overview

Well maintained 2,464 SF office building on Pontoon Road at Hwy 203. Motivated seller. Currently 2 separate suites, can be combined. Open floor plan in each suite. Potential owner user / tenant opportunity.

Location Overview

Granite City is a city within Madison County, Illinois, United States. It is located within the Greater St. Louis metropolitan area.