OFFICE FOR SALE

2,464 SF OFFICE BUILDING

1604 PONTOON ROAD, GRANITE CITY, IL 62206





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.

PROPERTY PHOTOS

2,464 SF Office Building For Sale 1604 Pontoon Road | Granite City, IL 62206

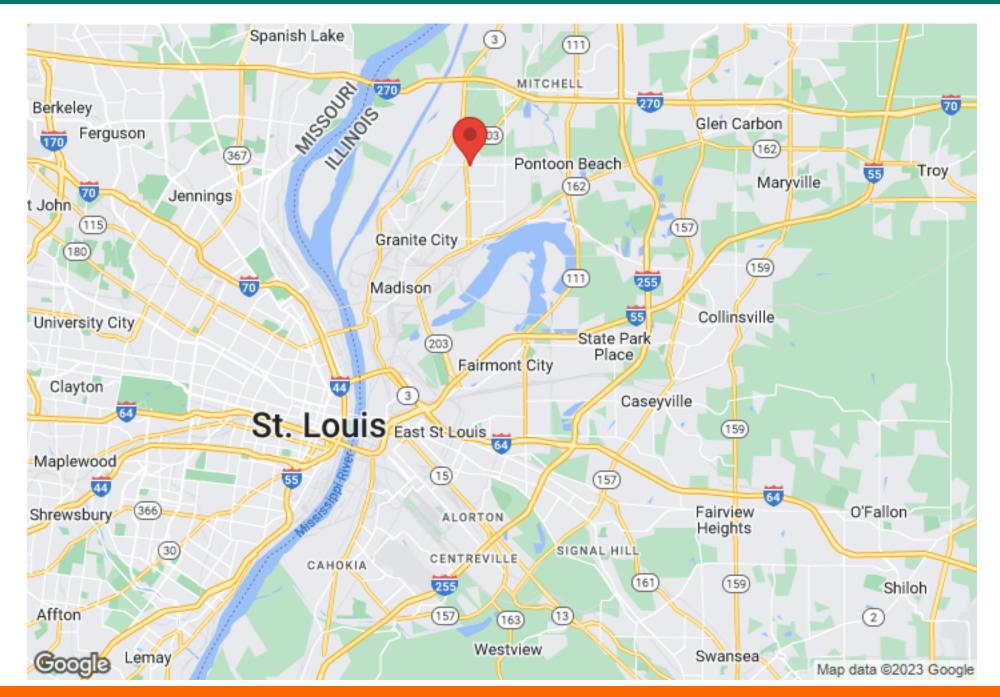


















OFFICE/RETAIL PROPERTY INFO

2,464 SF Office Building For Sale 1604 Pontoon Road | Granite City, IL 62206

LISTING # 2483

SQUARE FOOT INFO

Building SF:2,464 SFOffice SF:2,464 SFRetail SF:2,464 SFMin Divisible:2,646 SFMax 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:

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.

