

3,800 SF Banking Facility for Lease

304 Bargraves Blvd. Troy, IL 62294



BARBERMURPHY

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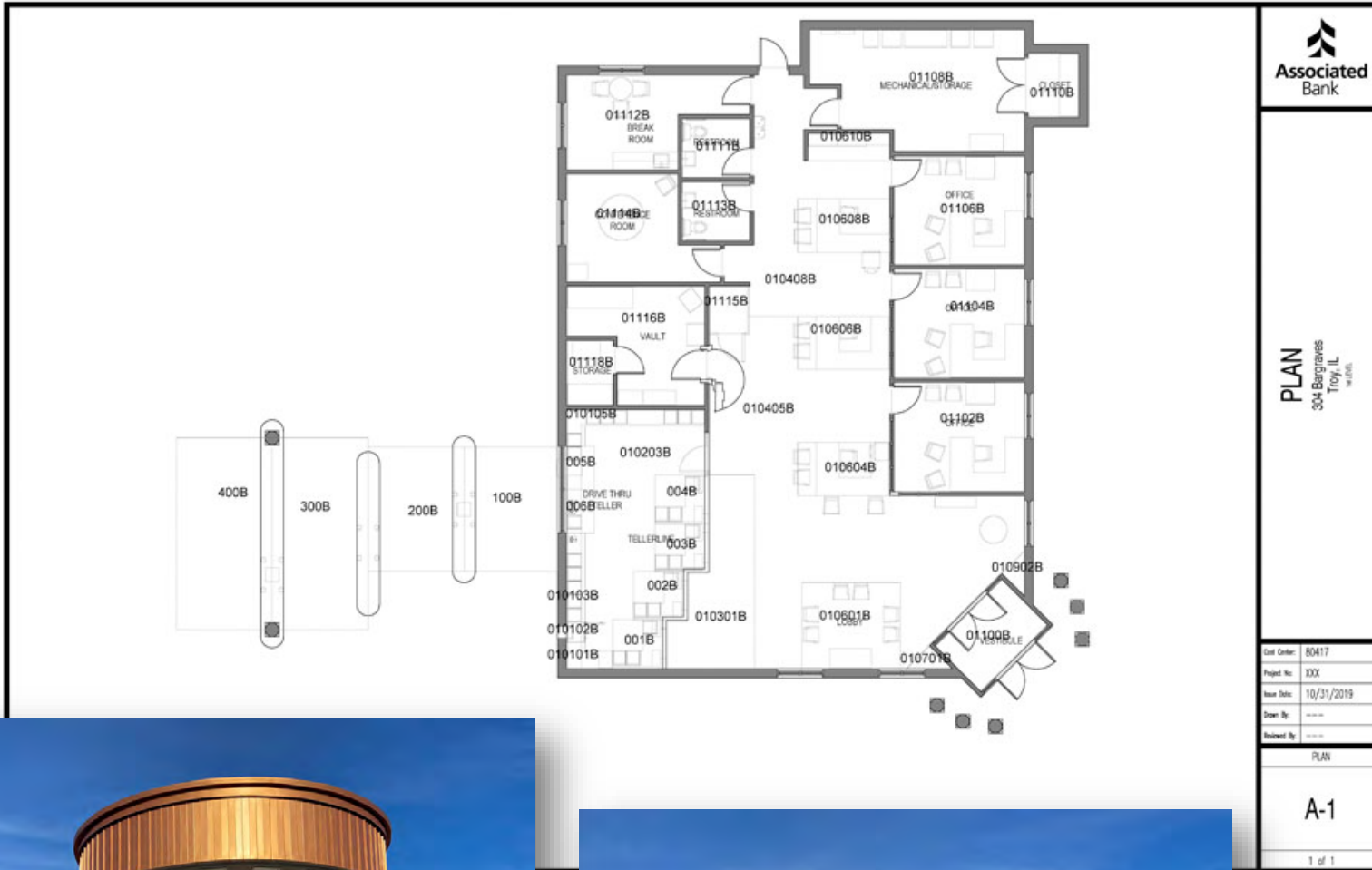
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

3,800 SF on 0.80 Acres. Built in 2009 and recently remodeled.
Large Signage on IL Route 162 (15,300 ADT).
½ mile from I-55/70 (exit 18).

LEASE RATE: \$25.00 per SF, NNN



Listing No: 2493**Retail****Total SF Available:** 3,806 SF**Min Divisible SF:** 3,806 SF**SQUARE FOOT INFO:****Building Total:** 3,806 SF**Total Available:** 0 SF**Direct Lease:** 3,806 SF**Sublease:****Office:** 3,806 SF**Retail:** 3,806 SF**Min Divisible:** 3,806 SF**Max Contiguous:** 3,806 SF**LAND MEASUREMENTS:****Acres:** 0.80**Frontage:** 165 FT**Depth:** 180 FT**PROPERTY INFORMATION:****Parcel No:** 09-2-22-05-19-401-008**County:** Madison**Zoning:** C-2**Zoning By:** Troy**Complex:****Prior Use:** Bank**TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** 23**Surface Type:** Asphalt**Traffic Count:** 15300**Property Tax:** \$28,044.00**Tax Year:** 2020
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SALE INFORMATION:**For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$25.00**Lease Type:** NNN**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:**

Improvements negotiable, nearly turnkey in its current condition

Comments

3 Large offices, conference room, open work space, large entryway/lobby, vault and large teller space. 3 drive up lanes and ATM lane. Large signage on the Hwy

STRUCTURAL DATA:**Year Built:** 2009**Rehab Year:** 2020**Floors:** 1**Class:** B**Clearance Min:****Clearance Max:****Floor Drains:****Exterior:** Brick**Bay Spacing:****Sprinklers:****Listing Broker(s)**
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