

1,424 SF COMMERCIAL BUILDING FOR SALE/LEASE

3685 Nameoki Rd., Granite City, IL 62040



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.

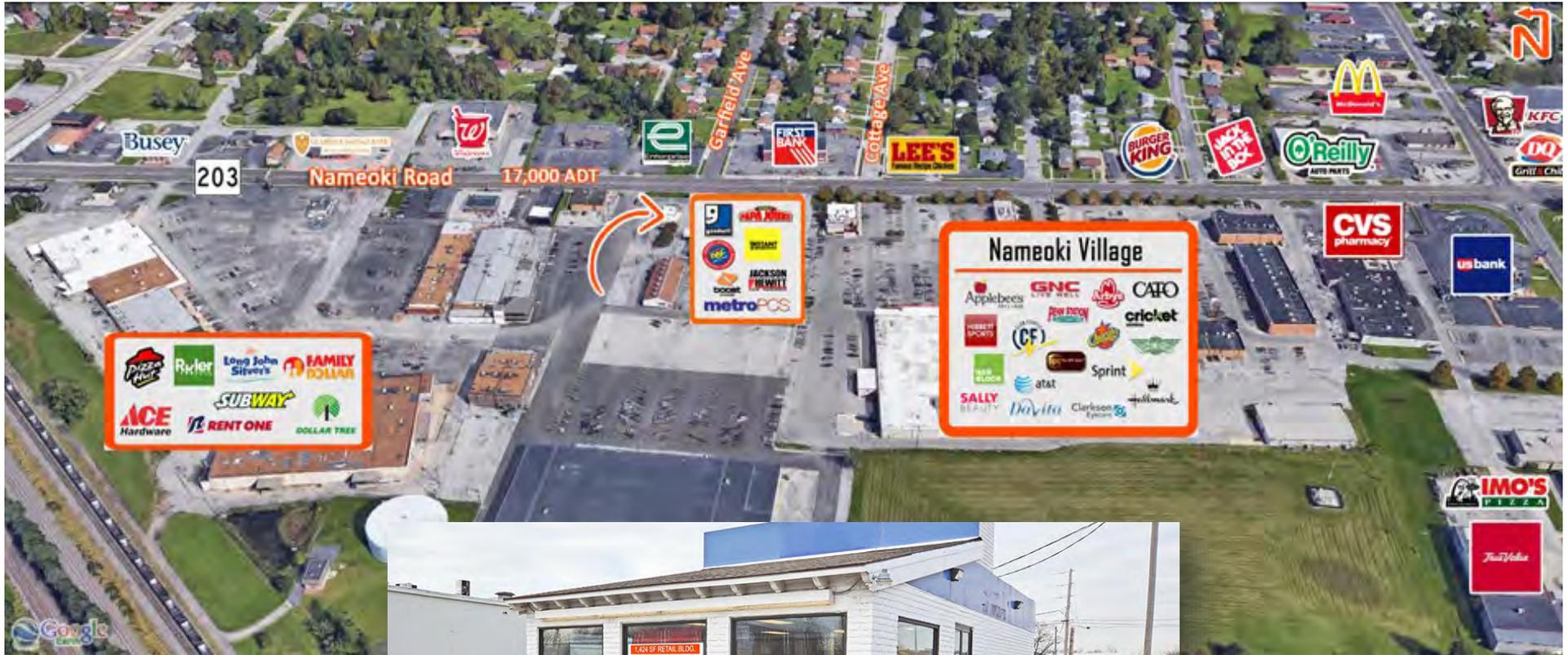


PROPERTY SUMMARY

- Former Title Max and Taco Bell
- 1,425 SF Commercial Building located on Nameeki Rd.
- Potential for drive up window
- Heavy Retail Location in High Visibility, Heavy Traffic Area

SALE PRICE: \$300,000

**REDUCED LEASE RATE: \$2,400/Month, Modified Gross CAM
Charges: \$3.00 per SF**



Listing No: 2559

Retail

3685 Nameoki
Granite City, IL**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$300,000
 Sale Price/SF:
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$2,400/Month
 Lease Type: Modified
 Gross

Net Charges:
 CAM Charges: \$3.00
 Lease Term:

Leasing Comments:**Comments**

Former Title Max and Taco Bell. 1,425 SF located on Nameoki rd. Potential for drive up window. Heavy retail location. High visibility, heavy traffic location.

Total SF Available: 1,424 SF
Min Divisible SF: 1,424 SF

SQUARE FOOT INFO:

Building Total: 1,424 SF
 Total Available: 1,424 SF
 Direct Lease: 1,424 SF
 Sublease: 0 SF
 Office: 1,424 SF
 Retail: 1,424 SF
 Min Divisible: 1,424 SF
 Max Contiguous: 1,424 SF

LAND MEASUREMENTS:

Acres: 0.48
 Frontage: 84 FT
 Depth: 248 FT

PROPERTY INFORMATION:

Parcel No:	22-1-20-08-10-101-006.001	TIF:	No	Parking:	30
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	C-5	Survey:	No	Traffic Count:	15,000
Zoning By:	Granite City	Environmental:	No	Property Tax:	\$7,886.00
Complex:		Archaeological:	No	Tax Year:	2022
Prior Use:	Title max, taco bell				

**STRUCTURAL DATA:**

Year Built:	1986	Clearance Min:	7	Exterior:	Brick
Rehab Year:	2015	Clearance Max:	7	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	N
Class:					

Listing Broker(s)

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