

FOR
SALE

0.69 ACRES AT LIGHTED INTERSECTION

1511-1513 Johnson 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.

AREA MAP



PROPERTY SUMMARY

- 0.69 Acres with all utilities available
- Located at the lighted intersection of Johnson Rd. and Nameoki Rd.
- Neighboring business include: McDonalds, Popeye's Chicken, DQ Chill & Grill and more.
- Situated in a heavy retail area

SALE PRICE: \$659,000

Listing No: 2573

Total Acres Available: 0.69
Min Divisible Acres: 0.69

Land

LAND MEASUREMENTS:

Acres: 0.69
Frontage: 195 FT
Depth: 296 FT
Subdivide Site: No

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TRANSPORTATION :

Interstate: I-270 & I-255
Rail: No
Barge: No
Airport:

SALE INFORMATION:

For Sale: Yes
Sale Price: \$659,000
Sale Price/Acre:
Sale Price/SF: \$21.93

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Located at the lighted intersection of Nameoki Rd. and Johnson Rd. (2) Parcels with cross parking/access easement behind Popeyes Chicken. Surrounded by McDonalds, Popeyes Fried Chicken, and other quick serve restaurants. This is a heavy retail area. Owner may consider land lease also.

PROPERTY INFORMATION:

Parcel No: 22-1-20-08-15-401-005.002
County: Madison
Zoning: C-5
Zoning By: Granite City
Complex:

TIF:
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$2,827.00
Tax Year: 2021
Traffic Count: 15,300 (Nameoki)
 7,550 (Johnson)
Topography: Flat

UTILITY INFORMATION

Water Provider: IL. American
Sewer Provider: Granite City Sewer
Gas Provider: Ameren
Electric Provider: Ameren
Telecom Provider:

Service: Location: On Site
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Service: Location:

Listing Broker(s)

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