

FOR SALE

1513 Johnson Rd.,
Granite City, IL
62040



.26 ACRES AT LIGHTED INTERSECTION

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

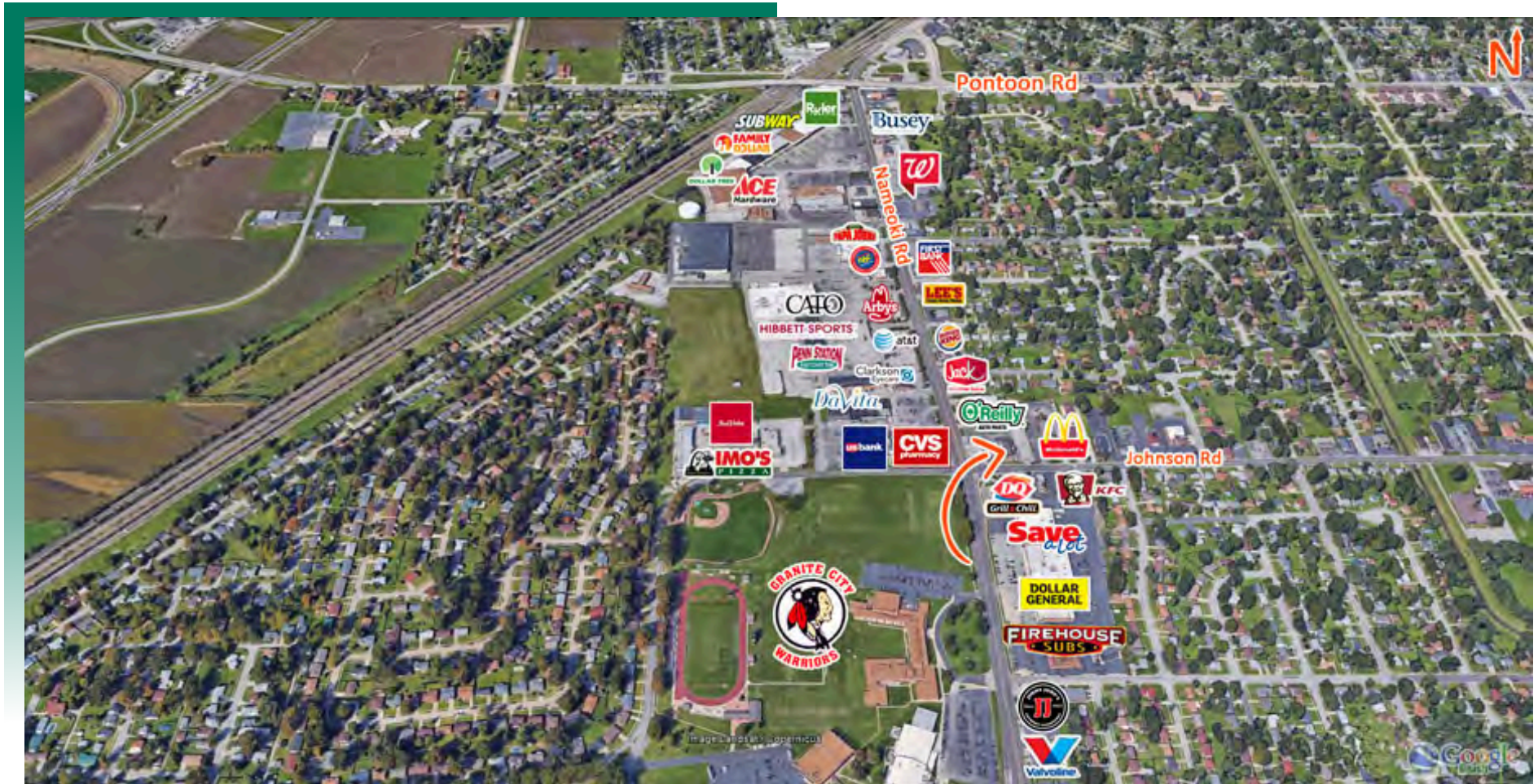
John L. Eichenlaub
Managing Broker
Cell: (618) 570-8344
john@barbermurphy.com



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

1513 Johnson Rd., Granite City, IL 62040



LOCATION OVERVIEW

Located just off the intersection of Nameoki and Johnson Rd



UTILITIES



TRAFFIC COUNT
15,300 (NAMEOKI)
7,550 (JOHNSON)



C-5 ZONING

LAND PROPERTY SUMMARY

1513 JOHNSON ROAD

LISTING # 2573

LOCATION DETAILS:

Parcel #: 22-2-20-08-15-401-025
County: IL - Madison
Zoning: C-5 - Granite City

PROPERTY OVERVIEW:

Lot Size: 0.26 Acres
Min Divisible Acres: 0.26
Max Contig Acres: -
Frontage: -
Depth: -
Land Status: -
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: -
Airport Access: No

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15300 7550
Taxes: \$1,682.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$75,000
Price / Acre: \$288,462
\$/SF (Land): \$6.62

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: Available
Sewer Provider: Granite City
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: Available to Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

.26 acres behind O'Reilly auto parts and next to McDonalds. all utilities at or near site. Cross access easement off Johnson road accesses the property. Property adjoins O'Reilly auto parts, McDonalds, Popeyes fried chicken, and other QSR and retail

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JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
johne@barbermurphy.com
IL; MO