

# FOR SALE

3715 Nameoki Rd.  
Granite City, IL  
62040



2,400 SF Retail Building

**BARBERMURPHY**

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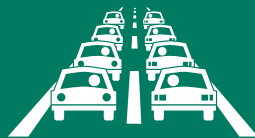
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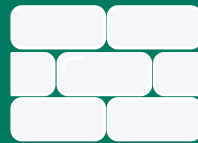
# PROPERTY HIGHLIGHTS



Clear Height: 10'



ADT: 16,200



Brick Exterior



10 Spaces



Roof Type: Flat

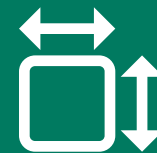
# AREA MAP

3715 Nameoki Rd. Granite City, IL 62040



## LOCATION OVERVIEW

High traffic/visibility location with frontage on Nameoki Road with an ADT of 16,200.



Frontage: 125'  
Depth: 111'



Signage on Building

# AERIAL VIEW

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2,400 SF Office/Retail use opportunity. Large open retail/bullpen area in front, 3 additional rooms are off the main area. This could be opened up into one large retail area. This is a former Farm Fresh building. There is also potential for a drive up window on the side of the building.

\*Not to scale

# OFFICE/RETAIL PROPERTY SUMMARY

#2588

3715 Nameoki Rd. Granite City, IL 62040

## SALE INFORMATION:

Sale Price: \$208,000  
Sale Price/SF: \$86.67  
Cap Rate: -  
GRM: -  
NOI: -

## SQUARE FOOT INFO:

Building Total: 2,400 SF  
Office: 2,400 SF  
Retail: 2,400 SF  
Min Divisible: 2,400 SF  
Max Contiguous: 2,400 SF

## PROPERTY INFORMATION:

Parcel No: 22-2-20-08-06-101-023  
County: Madison  
Zoning: C-5: Granite City  
Prior Use: Farm Fresh  
Complex: -  
Parking: 10, Asphalt  
Traffic Count: 16,200  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$6,000  
Tax Year: 2023



## STRUCTURAL DATA:

Year Built: 1973  
Rehab Year: 2017  
Building Condition: Fair  
Clearance Min: 10'  
Clearance Max: -  
Roof: Flat  
Exterior: Brick  
Floors: 1  
Signage: On Building

## TRANSPORTATION:

Interstate: N/A  
Rail: N/A  
Barge: N/A  
Airport: N/A

