

7346 State Route 162 Troy, IL 62294

## 6,000 SF OFFICE/RETAIL CONDO FOR SALE WITH SPACE FOR LEASE OWNER/USER INVESTMENT OPPPORTUNITY

## BARBERMURPHY

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

#### Scott Muentnich

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2,000=6,000 SF

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**

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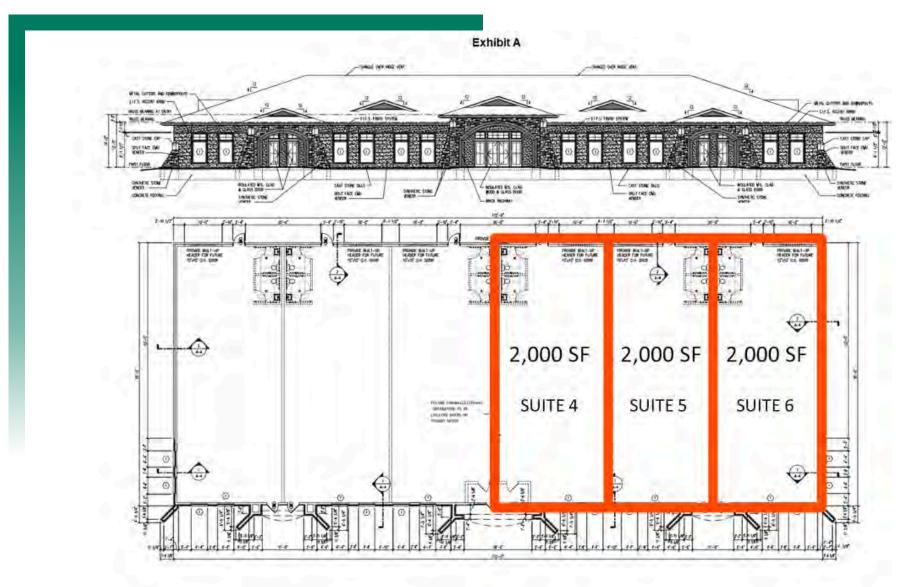
#### LOCATION OVERVIEW

Located on Illinois Route 162 near the I-55/70 interchange on Exit 18. Interstate 270 and Route 159 within one mile of property. Situated near new housing, and three local schools.

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### **FLOOR PLAN**

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## OFFICE/RETAIL PROPERTY SUMMARY

7346 STATE ROUTE 162

LISTING #	2624	FAVESTAR,	Tan Colora La	
LOCATION DETAILS:			COO ADT	
Parcel #:	09-2-22-06-00-000-019		163	
County:	IL - Madison		A set of the set of th	
Zoning:	Commercial - Troy IL			
PROPERTY OVERVIEW:				
Building SF:	12,040	ATT PHANE		
Vacant SF:	6,000			
Min Divisible SF:	2,000	ТИТ	Niebil	
Max Contig SF:	6,000	and I the second	HHAPPA TO	
Office SF:	6,000	SALE/LEASE INFORMAT	SALE/LEASE INFORMATION:	
Retail SF:	6,000	Sale Price:	\$1,150,000	
Signage:	6,000	Price / SF:	\$95.51	
Lot Size:	1.44 Acres	Lease Rate:	\$15.00 - \$17.00/SF	
Frontage:	225	Lease Type:	NNN \$4.50	
Depth:	285	NNN Expenses:	ŲT.00	
Parking Spaces:	69	FINANCIAL INFORMATIO	FINANCIAL INFORMATION:	
Parking Surface Type:	Asphalt	Taxes:	\$8,088.00	
STRUCTURAL DATA:		Tax Year:	2023	
Year Built:	2022	DEMOGRAPHICS:		
Building Class:	А	Traffic Count:	14,500	
Construction Type:	Brick	PROPERTY DESCRIPTIO	N•	
TAX INCENTIVE ZONES				
TIF District:	No	available as a excellent low n	2,000 - 6,000 SF of Lease space available to lease or owner occupy. Entire property is available as a excellent low maintenance investment property. Fast growth area with excellent access. Parking in Front and rear for employees and clients. Monument sign available	
Enterprise Zone:	No			
Opportunity Zone:	No	available		

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