

Commercial Property: 2 Buildings

2108 & 2112 South Center Drive, Maryville, IL 62062

FOR SALE



BARBERMURPHY

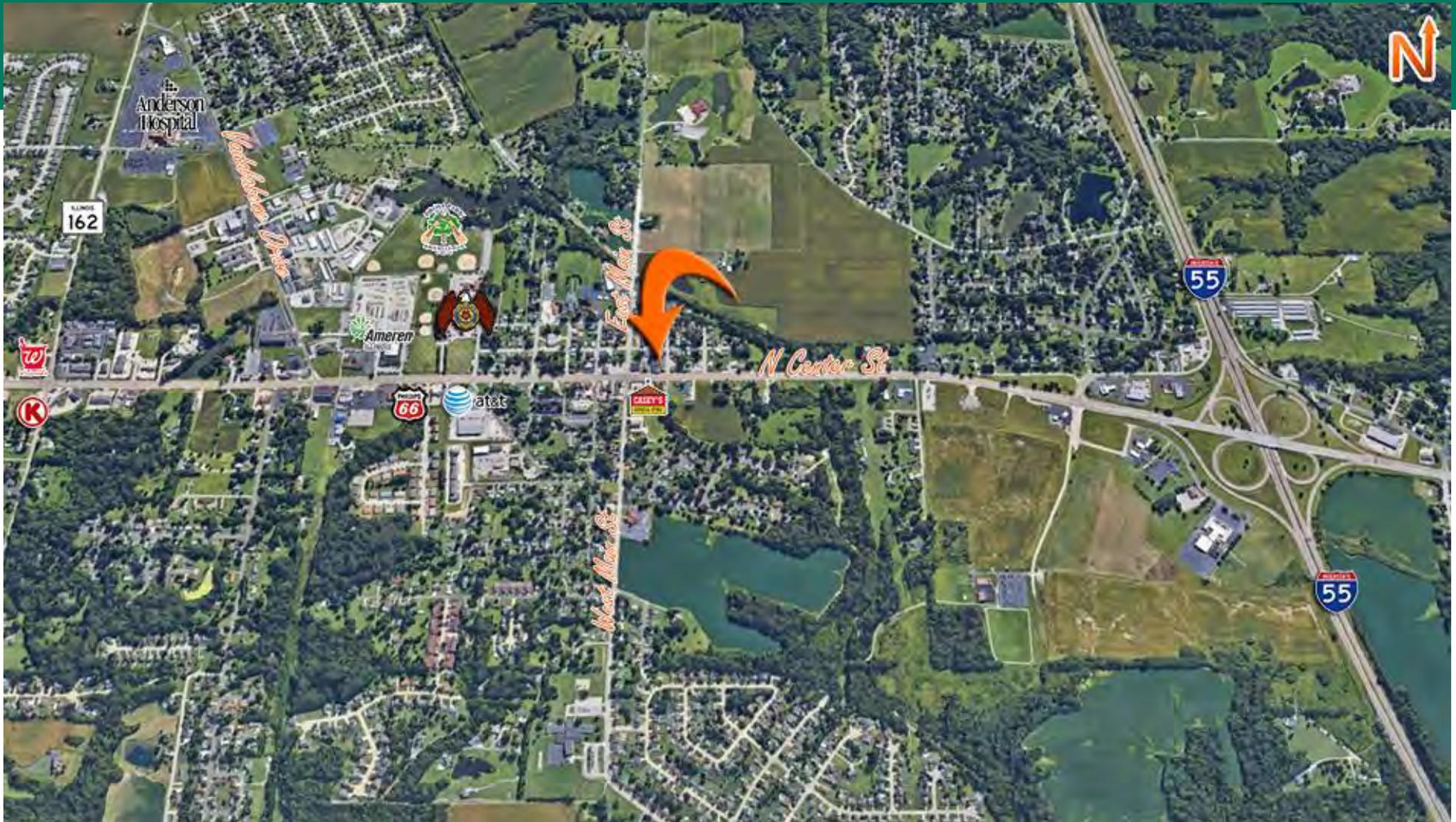
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Carter Marteeny - CCIM
C: 618.304.3917
CarterM@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



PROPERTY SUMMARY

- Located in popular Maryville market
- Great interstate access off of I-55
- Supply constrained market
- Open Floor plan suitable for multiple users

SALE PRICE: \$280,000

BARBERMURPHY

1,924 SF Commercial Building



868 SF Commercial Building



Listing No: 2663

Retail
Office

Conway's Catering
2112 S Center Dr
Maryville, IL 62062

SALE INFORMATION:

For Sale: Yes
Sale Price: \$280,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Multi-parcel retail site including 1,924 sf commercial building and 868 single family house with B-1 (Community business) zoning.

Total SF Available: 2,792 SF
Min Divisible SF: 868 SF

SQUARE FOOT INFO:

Building Total: 2,792 SF
Total Available: 2,792 SF
Direct Lease: 2,792 SF
Sublease: 0 SF
Office: 0 SF
Retail: 2,792 SF
Min Divisible: 868 SF
Max Contiguous: 1,924 SF

LAND MEASUREMENTS:

Acres: 0.25
Frontage: 100 ft FT
Depth: 112 ft FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-11-15-401-003, 13-2-21-11-15-401-004	TIF: Yes	Parking: Off Street
County: Madison	Enterprise Zone: Yes	Surface Type: Concrete
Zoning: B1	Survey: No	Traffic Count: 20,000
Zoning By: Villiage of Maryville	Environmental: No	Property Tax: \$3,633.16
Complex:	Archaeological: No	Tax Year: 2021
Prior Use:		



STRUCTURAL DATA:

Year Built: 1940	Clearance Min:	Exterior: Vinyl
Rehab Year: 2000	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers:
Class: B		

Listing Broker(s)

Carter Marteeny CCIM
Office: (618) 277-4400
carterm@barbermurphy.com
Cell: (618) 304-3917