

# 2.16 ACRE CAR LOT FOR SALE OR LEASE

2300 – 2324 Nameoki Rd., Granite City, IL 62040



**BARBERMURPHY**

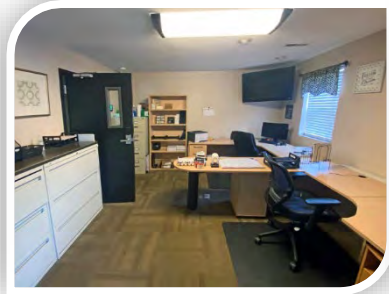
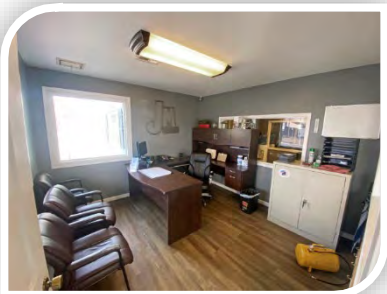
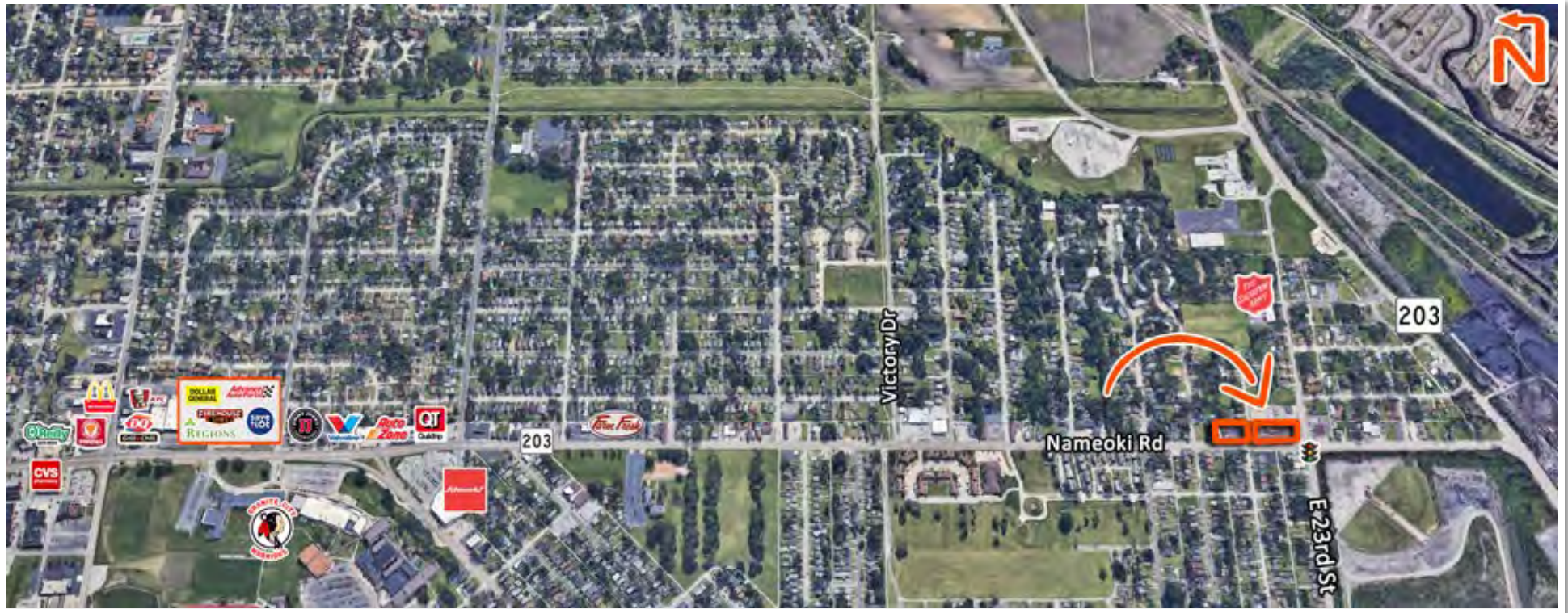
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP



- 2 Acre Lot at Signalized Corner of Nameeoki Rd and E 23<sup>rd</sup> St. with 9,200 ADT
- 1,800 SF Sales Office & Workshop Area with (2) Overhead Doors
- 1,180 SF detached Shop with Garage Door in front and (2) Overhead doors at the rear of the Bldg.
- Digital Marquee Signage
- Owner is willing to do a Bond for Deed

**REDUCED SALE PRICE: \$350,000**  
**LEASE RATE: \$3,500/Month, NNN**

**BARBERMURPHY**

**Listing No:** 2667  
**Retail**  
**Land**

2300-2324 Nameoki Rd  
 Granite City, IL 62040

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$350,000

Owner is willing to do a Bond for Deed  
 15% cash down. 5.9% interest rate based on 20 Year  
 AM and balloon payment due in 3 years.

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$3,500/Month  
**Lease Type:** NNN

**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

9,200 Average Daily Traffic Count on Nameoki Rd.

**Comments**

2.16 Acre Car Lot For Sale or Lease.  
 Includes 2 Acre Sales Lot, 1,800 SF Sales Office, 1,180 SF Garage and new digital  
 marquee sign.

**Total SF Available:** 2,980 SF  
**Min Divisible SF:** 1,180 SF

**SQUARE FOOT INFO:**

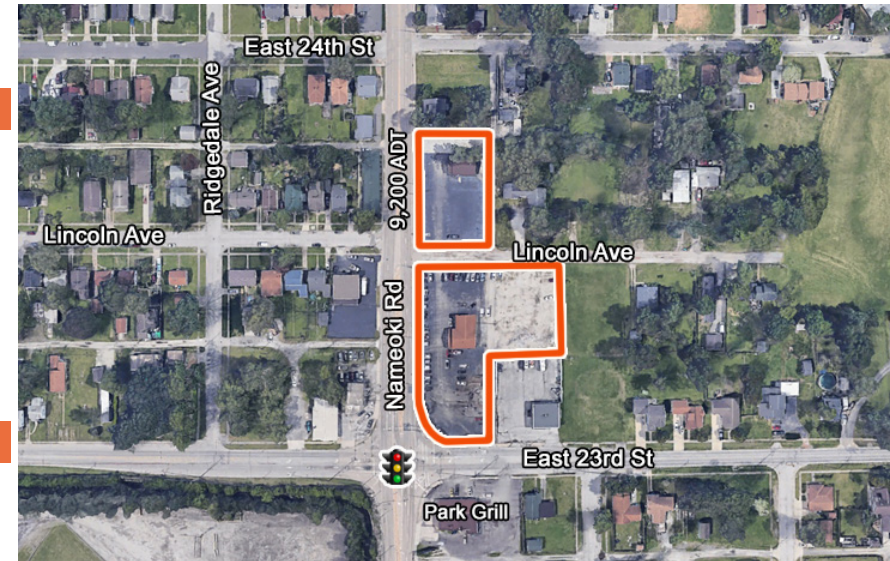
**Building Total:** 2,980 SF  
**Total Available:** 2,980 SF  
**Direct Lease:** 2,980 SF  
**Sublease:** 0 SF  
**Office:** 2,980 SF  
**Retail:** 2,980 SF  
**Min Divisible:** 1,180 SF  
**Max Contiguous:** 1,800 SF

**LAND MEASUREMENTS:**

**Acres:** 2.16  
**Frontage:** 550 FT  
**Depth:** 110 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 22-2-20-17-19-402-011, 013, 027 & 028	<b>TIF:</b> No	<b>Parking:</b> 85
<b>County:</b> Madison	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> C-5	<b>Survey:</b> No	<b>Traffic Count:</b> 9,200
<b>Zoning By:</b> City of Granite City	<b>Environmental:</b> Yes	<b>Property Tax:</b> \$11,640.72
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2022
<b>Prior Use:</b> Car Lot		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1980	<b>Clearance Min:</b> 8	<b>Exterior:</b> Siding
<b>Rehab Year:</b>	<b>Clearance Max:</b> 8	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> No	<b>Sprinklers:</b> No
<b>Class:</b> D		

**Listing Broker(s)**

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