

OFFICE/RETAIL FOR SALE

5,074 SF OFFICE/RETAIL

3401 EAST BROADWAY, ALTON, IL 62002



SALE PRICE: \$385,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

CATHY HAMILTON

Broker Associate

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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.

PROPERTY PHOTOS

3401 EAST BROADWAY



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PROPERTY PHOTOS

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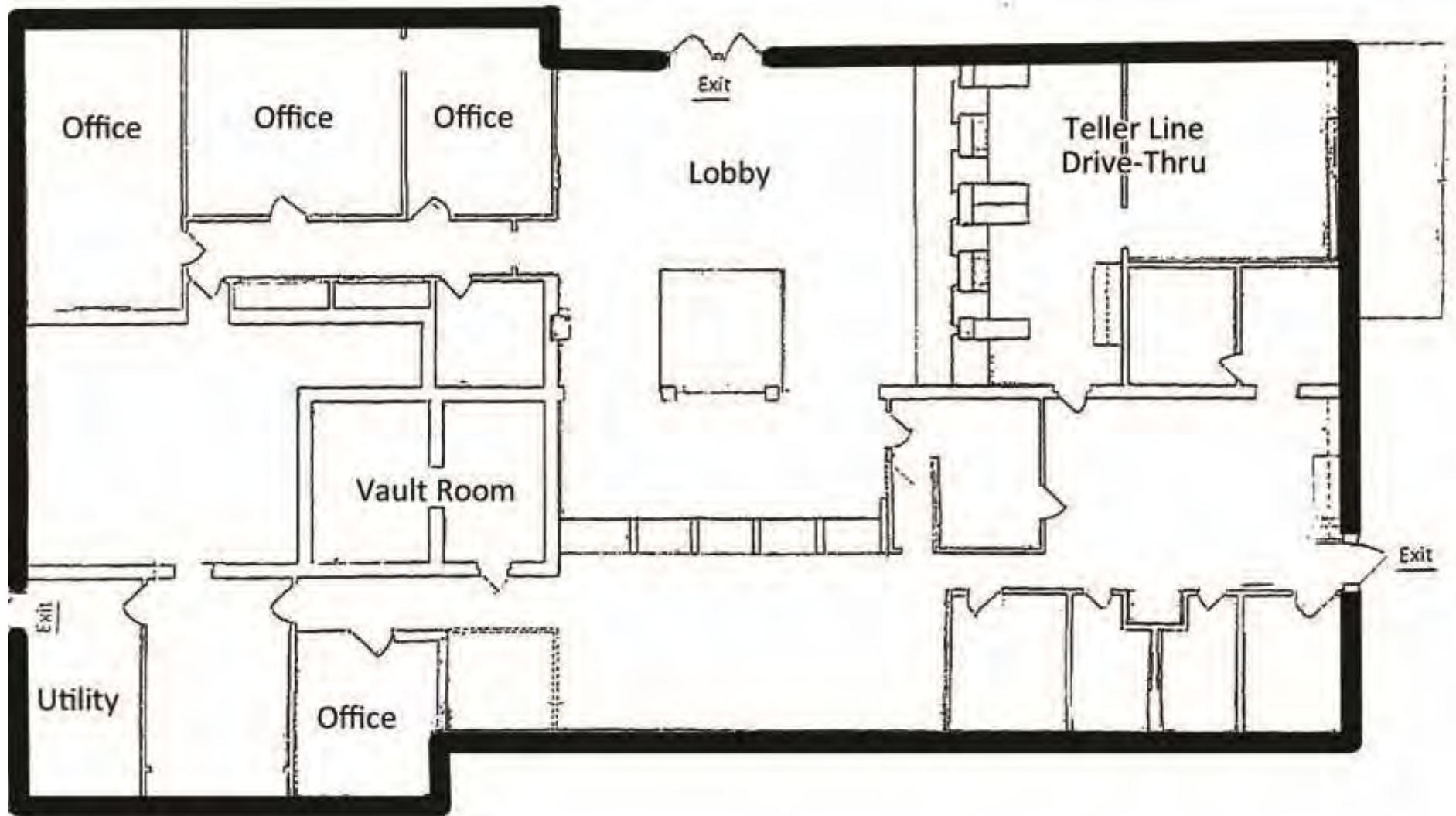


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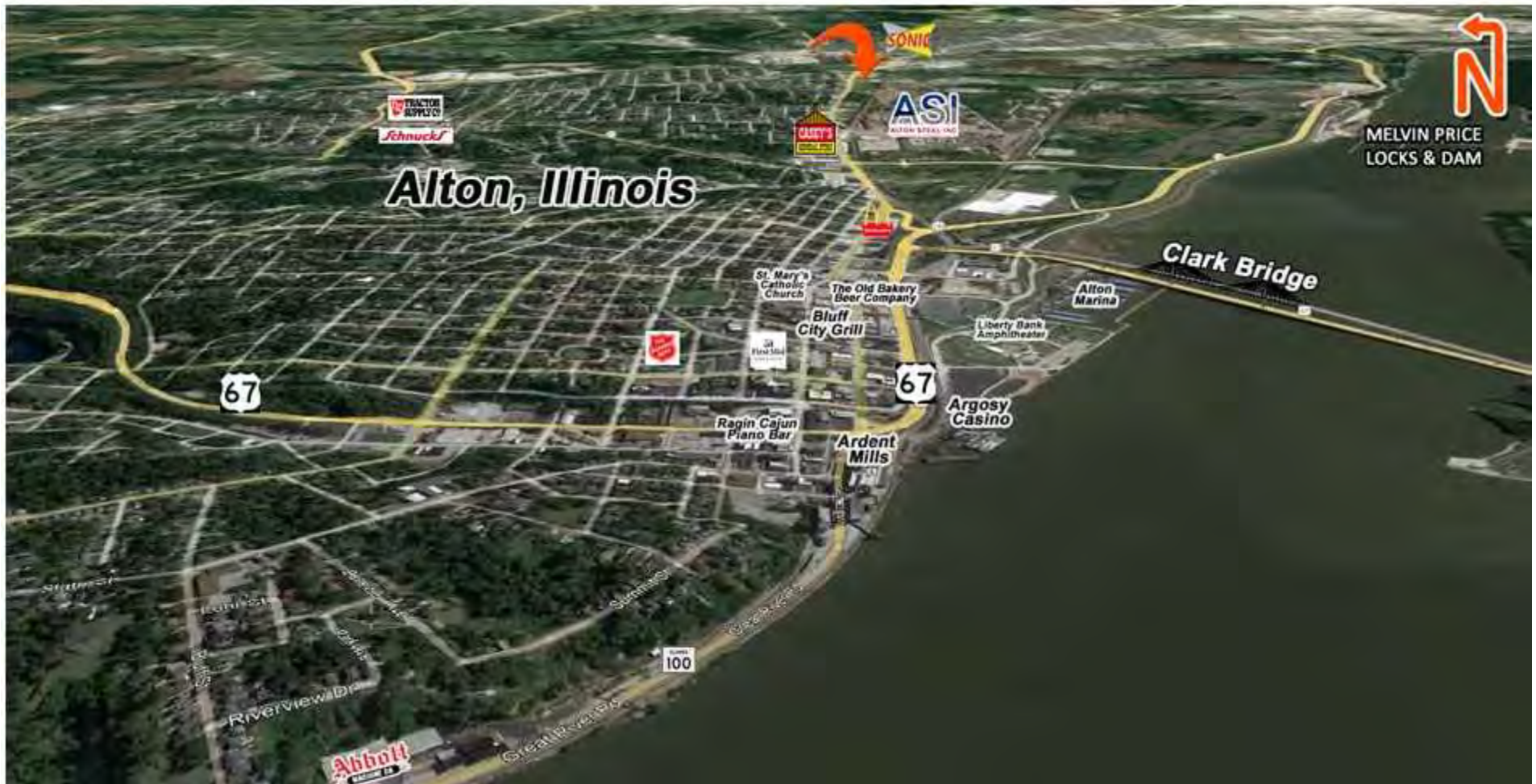
FLOOR PLAN

3401 EAST BROADWAY



AREA MAP & PROPERTY DESCRIPTION

3401 EAST BROADWAY



PROPERTY DESCRIPTION

This former Bank Facility is zoned for Cannabis Dispensary subject to the requirements/process of the City of Alton. The 5,000 sq foot full brick building has been fully maintained and adaptable for office, medical use or business customer service center with 4-drive thru lanes and teller counter. Vault Room in place with additional safes available. Large production/copy area, kitchenette/break room and 4-bathrooms. Multi-Offices with large lobby and open area spaces for many uses. Monument Signage.

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OFFICE/RETAIL PROPERTY INFO

3401 EAST BROADWAY

LISTING # 2770

SQUARE FOOT INFO

Building SF:	5,074
Office SF:	5,074
Retail SF:	5,074
Min Divisible:	5,074
Max Contiguous:	5,074

PROPERTY INFO

APN:	23-1-08-17-03-301-012
County:	IL - Madison
Zoning:	C-5 Heavy Commercial
Property Taxes:	\$13,925.12
TIF District:	YES
Prior Use:	Bank
Parking:	Attached
Traffic Count:	3,401 ADT

STRUCTURAL DATA

Floors:	1
Signage:	Monument
Construction Type:	Brick
Min-Max Clearance:	10"

LAND MEASUREMENTS

Lot Size:	1.52 Acres
Dimensions:	625' x Irregular



SALE INFO

Price:	\$385,000
Price / SF:	\$75.88/SF

Location Overview

Located along the Mississippi River in Illinois and just 18 miles north of St. Louis, MO, Alton, Illinois is a part of the River Bend area in the Metro-East region of the Greater St. Louis metropolitan area.