

FOR SALE

3685 Nameoki Rd
Granite City, IL 62040



FULLY LEASED RETAIL BUILDING

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

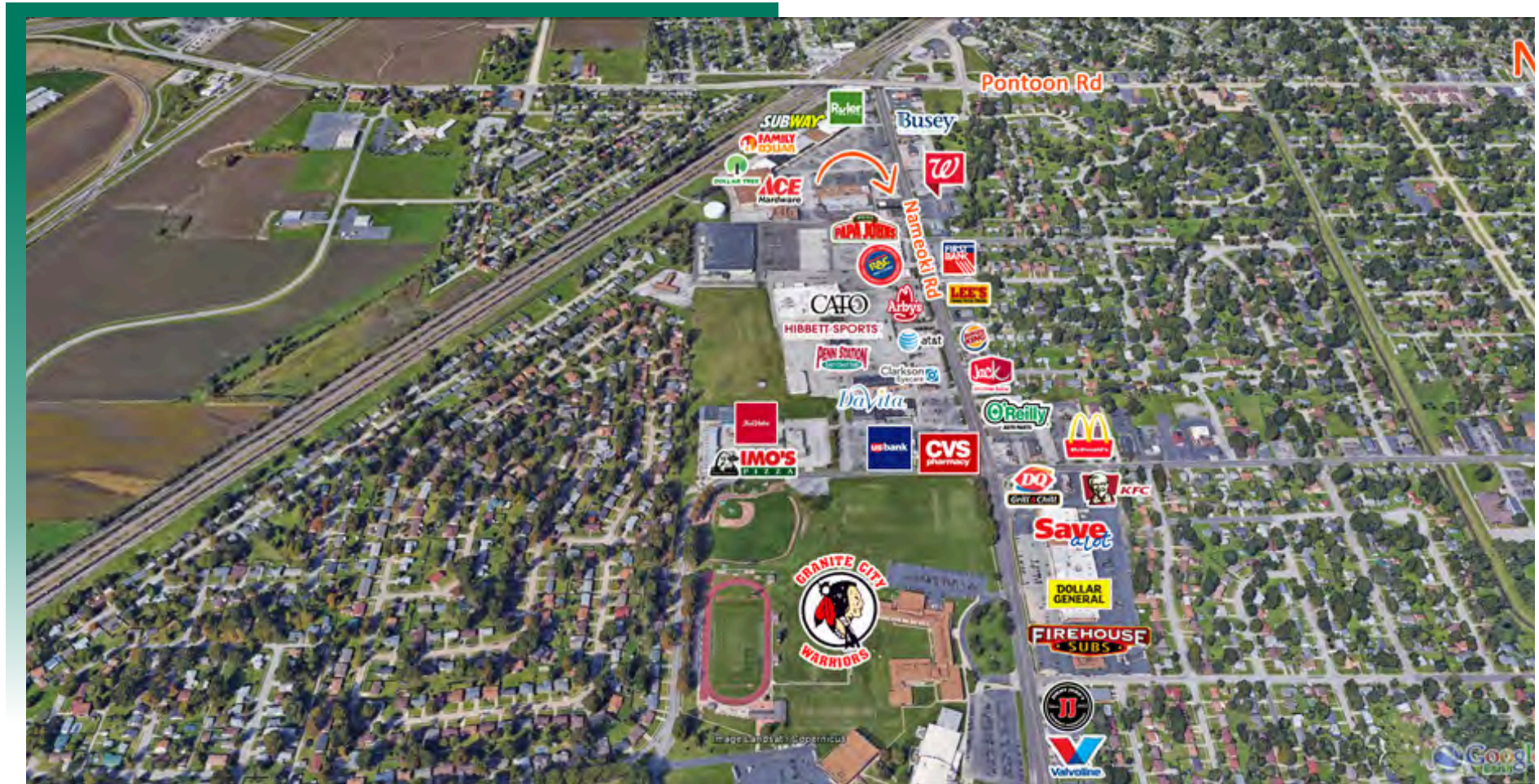
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
john@barbermurphy.com



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

3685 Nameeki Rd., Granite City, IL 62040



PROPERTY / LOCATION OVERVIEW

1,425 SF Office/Retail building for Sale. Fully leased. Current tenant to occupy the building until 2028. Located in a high visibility, heavily trafficked retail corridor on Nameeki Rd. with 14,000 ADT.

OFFICE/RETAIL PROPERTY SUMMARY

3685 NAMEOKI RD

LISTING # 2559

LOCATION DETAILS:

Parcel #: 22-1-20-08-10-101-006.001
County: IL - Madison
Zoning: C-5 - Granite City

PROPERTY OVERVIEW:

Building SF: 1,424
Min Divisible SF: 1,424
Max Contig SF: 1,424
Retail SF: 1,424
Signage: Yes
Lot Size: 0.48 Acres
Frontage: 84
Depth: 248
Parking Spaces: 10

STRUCTURAL DATA:

Year Built: 1988
Yr Renovated: 2015
Ceilings: 7.0000
Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$300,000
Price / SF: \$210.67

FINANCIAL INFORMATION:

Taxes: \$8,193.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14,000

PROPERTY DESCRIPTION:

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Broker Associate
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C: (618) 570-8344
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