

# FOR SALE -AND- LEASE

3685 Nameoki Rd  
Granite City, IL 62040



1,424 SF OFFICE/RETAIL BUILDING

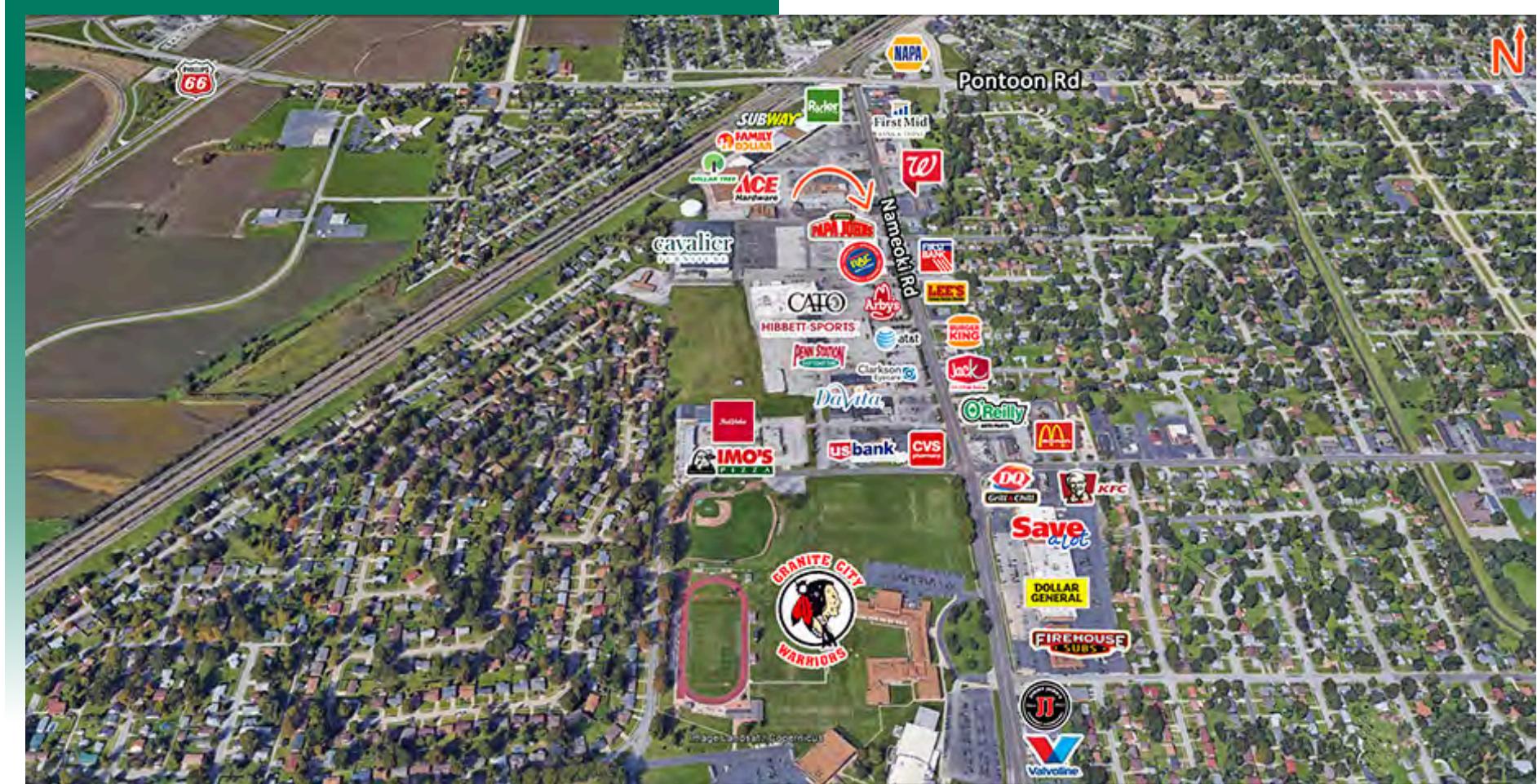
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

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



# AREA MAP

3685 Nameoki Rd., Granite City, IL 62040



## PROPERTY / LOCATION OVERVIEW

1,424 SF Office/Retail building for Sale or lease. Building has a drive up window that could be opened back up. Located in a high visibility, heavily trafficked retail corridor on Nameoki 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  
Lot Size: 0.48 Acres  
Frontage: 84  
Depth: 248  
Parking Spaces: 10



## SALE INFORMATION:

Sale Price: \$275,000  
Price / SF: \$193.12  
Lease Rate: \$17.00  
Lease Type: Gross  
CAM: \$4.00

## STRUCTURAL DATA:

Year Built: 1988  
Yr Renovated: 2015  
Ceilings: 7'  
Construction Type: Brick

## FINANCIAL INFORMATION:

Taxes: \$8,319.00  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 14,000

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