

# FOR SALE -AND- LEASE

3685 Nameoki Rd  
Granite City, IL 62040



1,424 SF OFFICE/RETAIL BUILDING

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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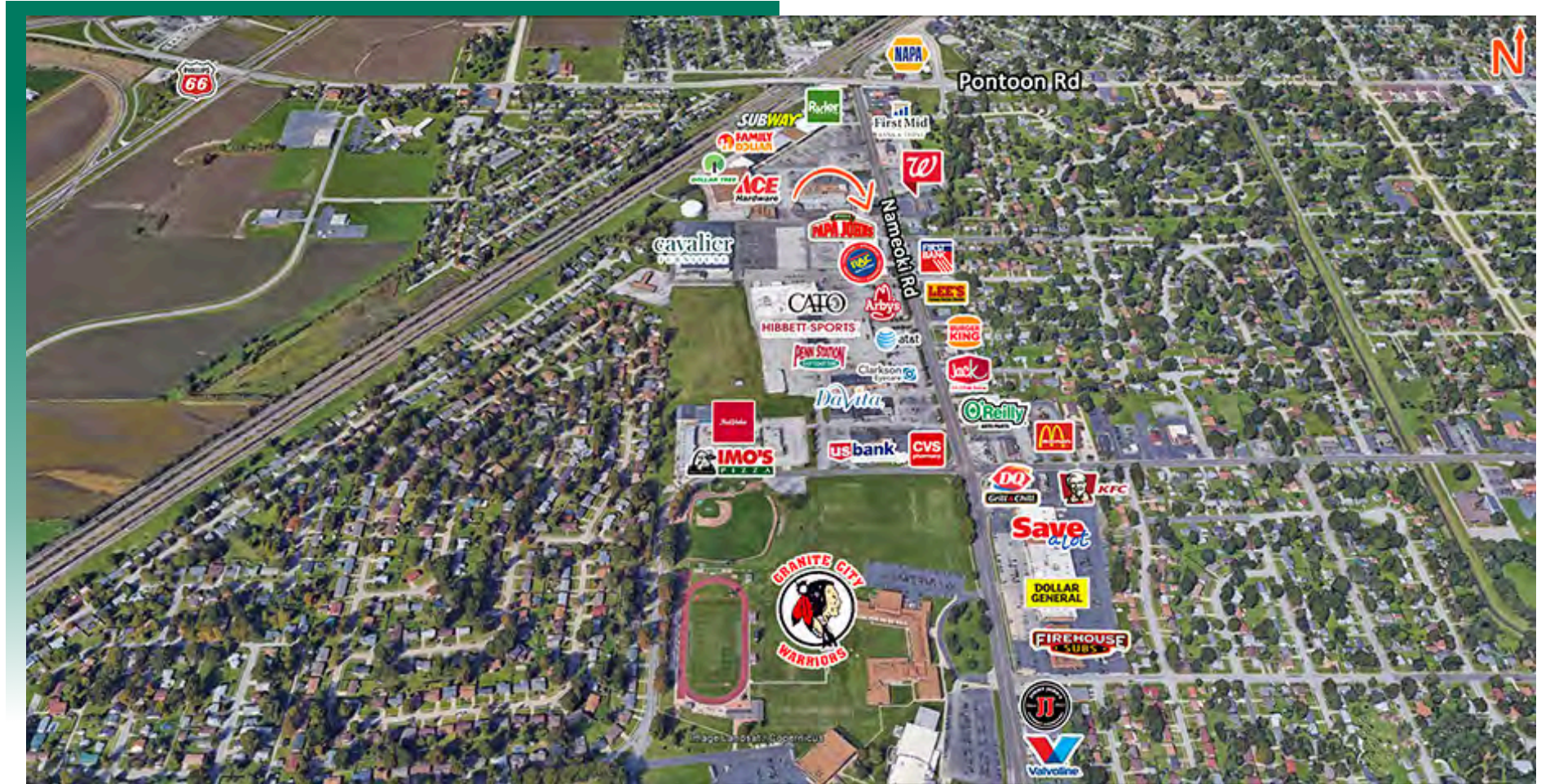


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

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

### STRUCTURAL DATA:

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

### TAX INCENTIVE ZONES:

**TIF District:** Yes  
**Enterprise Zone:** No  
**Opportunity Zone:** No



### SALE INFORMATION:

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

### FINANCIAL INFORMATION:

**Taxes:** \$8,319.00  
**Tax Year:** 2023

### DEMOGRAPHICS:

**Traffic Count:** 14,,000

### Property Description

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