

**FOR SALE**

404 West Bethalto,  
Bethalto, IL 62010



**2,680 SF PROFESSIONAL OFFICE / MEDICAL BUILDING FOR SALE**

**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.



# PROPERTY HIGHLIGHTS

404 West Bethalto, Bethalto, IL 62010



(2) PRIVATE OFFICES



(5) EXAM ROOMS



RECEPTION AREA



BREAKROOM



15 PARKING SPACES

2,680 SF office building is equipped with heating and cooling systems throughout the building, ensuring a comfortable environment year-round. It includes a reception area, nurse station, lab area and 5 exam rooms. Additionally the property features a breakroom, 2 offices and a partial basement with a restroom.



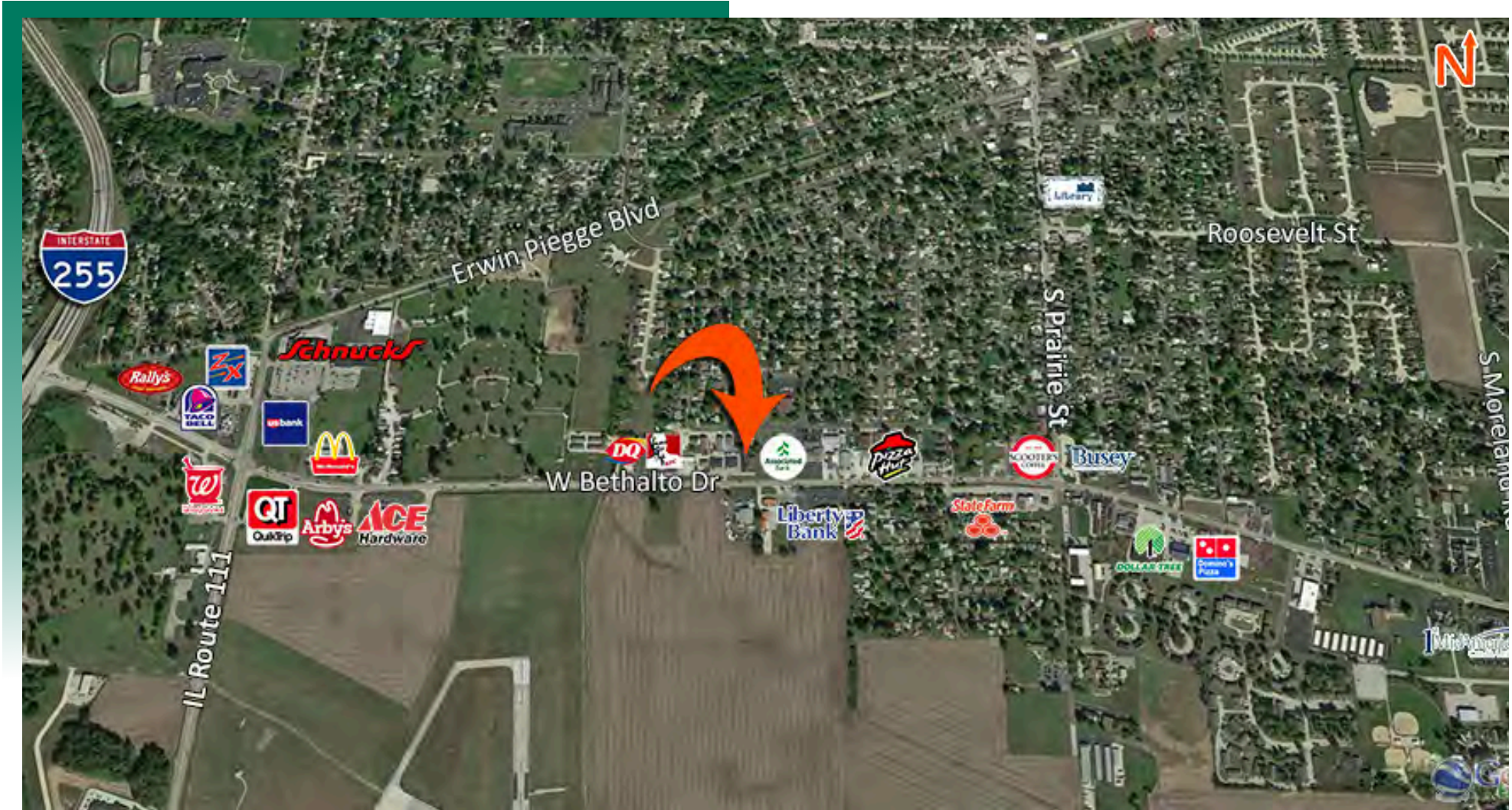
404 West Bethalto, Bethalto, IL 62010





# AREA MAP

404 West Bethalto, Bethalto, IL 62010



## LOCATION OVERVIEW

The building is strategically situated in a heavy retail/office location just off I-255, averaging 10,350 cars per day.

		
MONUMENT SIGNAGE	I-255	EXIT 10

# OFFICE/RETAIL PROPERTY SUMMARY

404 WEST BETHALTO DRIVE

**LISTING #** 2801

## LOCATION DETAILS:

**Parcel #:** 19-2-08-12-11-201-038  
**County:** IL - Madison  
**Zoning:** GC

## PROPERTY OVERVIEW:

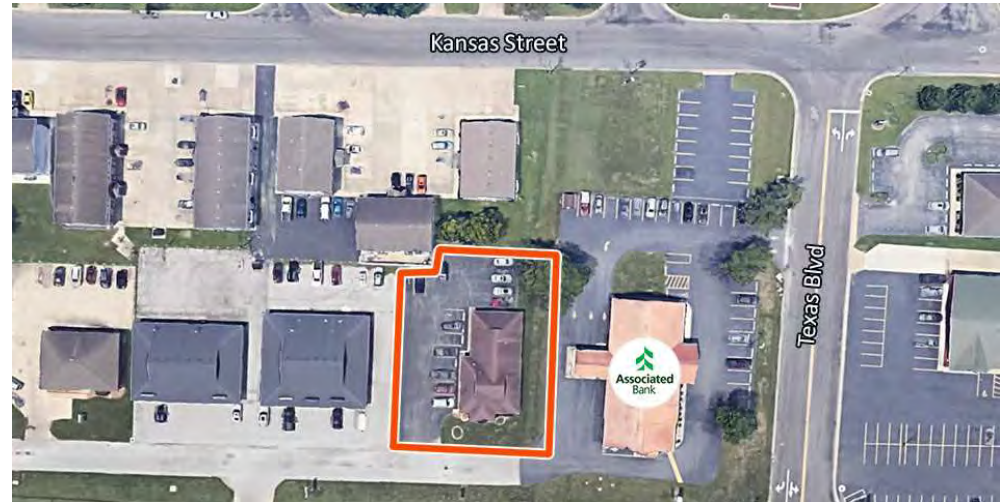
**Building SF:** 2,680  
**Min Divisible SF:** 2,680  
**Max Contig SF:** 2,680  
**Office SF:** 2,680  
**Retail SF:** 2,680  
**Signage:** Monument  
**Lot Size:** 0.30 Acres  
**Frontage:** 60'  
**Depth:** 132'  
**Parking Spaces:** 15

## STRUCTURAL DATA:

**Year Built:** 1986  
**Yr Renovated:** 2003

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Sale Price:** \$398,000  
**Price / SF:** \$148.51

## FINANCIAL INFORMATION:

**Taxes:** \$9,138.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 10,350

## Property Description

2,680 SF office / medical building. Building consists of: reception area, nurse station, lab area, 5 exam rooms, breakroom, 2 offices and a partial basement with a restroom. Zoned HVAC