

FOR SALE

404 West Bethalto,
Bethalto, IL 62010



MEDICAL/OFFICE BUILDING FOR SALE

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.



2,500 SF Office/Retail



2,680 SF Professional brick building

2,680 SF Medical/Office Building. It 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, partial basement with bathroom.

PROPERTY HIGHLIGHTS



15
Parking Spaces



Brick
Exterior



Breakroom



(5) Exam Rooms



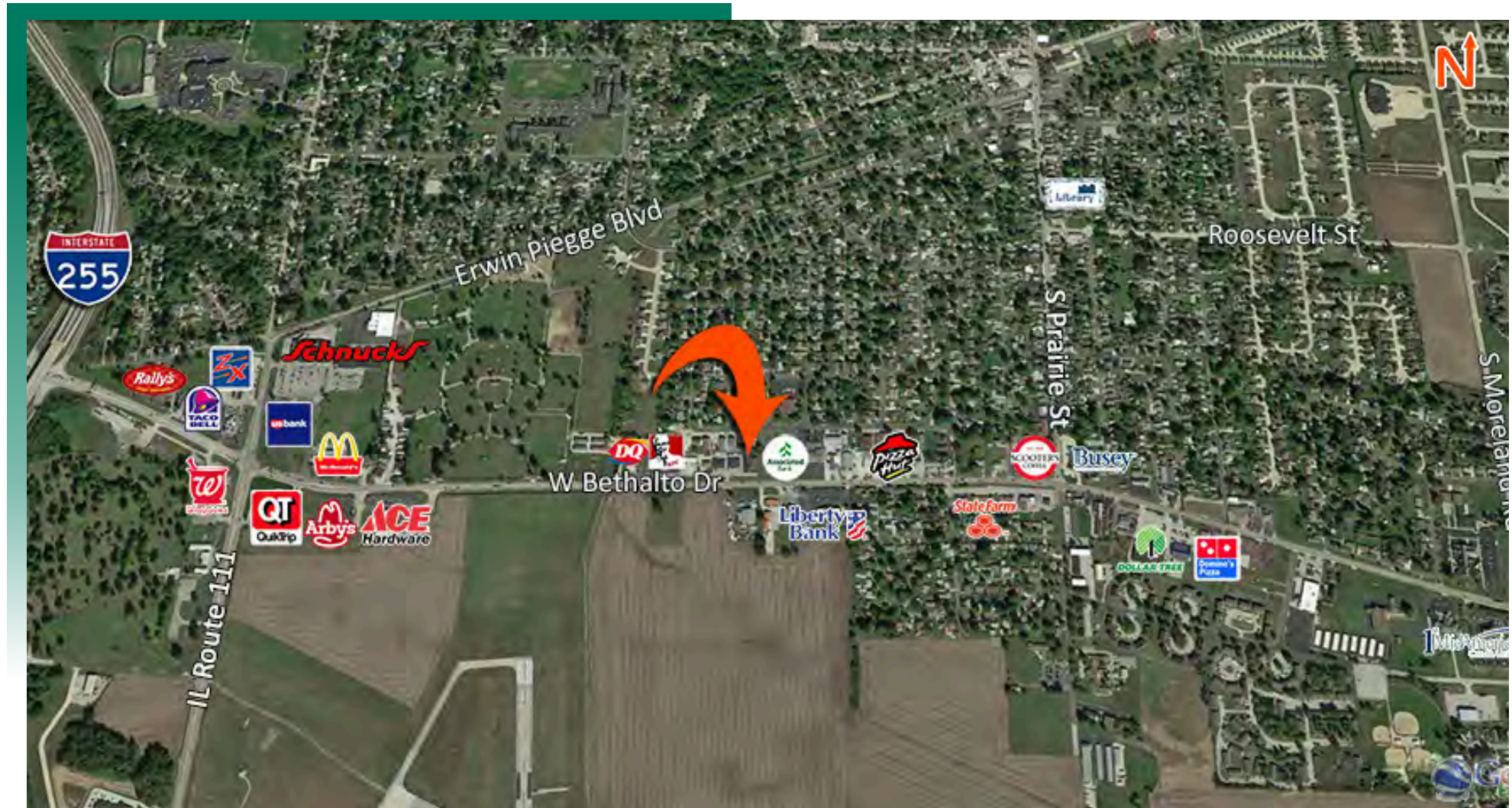
(2) Offices



Reception
Area

AREA MAP

404 West Bethalto, Bethalto, IL 62010



LOCATION OVERVIEW

The 2,680 SF building is strategically situated in Bethalto, IL, just off I-255, averaging 10,350 cars per day.



Monument
Signage



I-255

EXIT

Exit 10

INTERIOR PHOTOS

404 West Bethalto, Bethalto, IL 62010



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
Usable Sqft: 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 medical building. Tenant is OFS Medical Group. Lease expires Aug 31, 2025- Zoned HVAC. Reception area, Nurse station, Lab area, 5 exam rooms, Breakroom, 2 offices, partial basement with bathroom. Zoned HVAC

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