

FOR SALE

203 W Washington St.
Millstadt, IL 62260



8,298 SF Mixed-Use Commercial Property

BARBERMURPHY

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

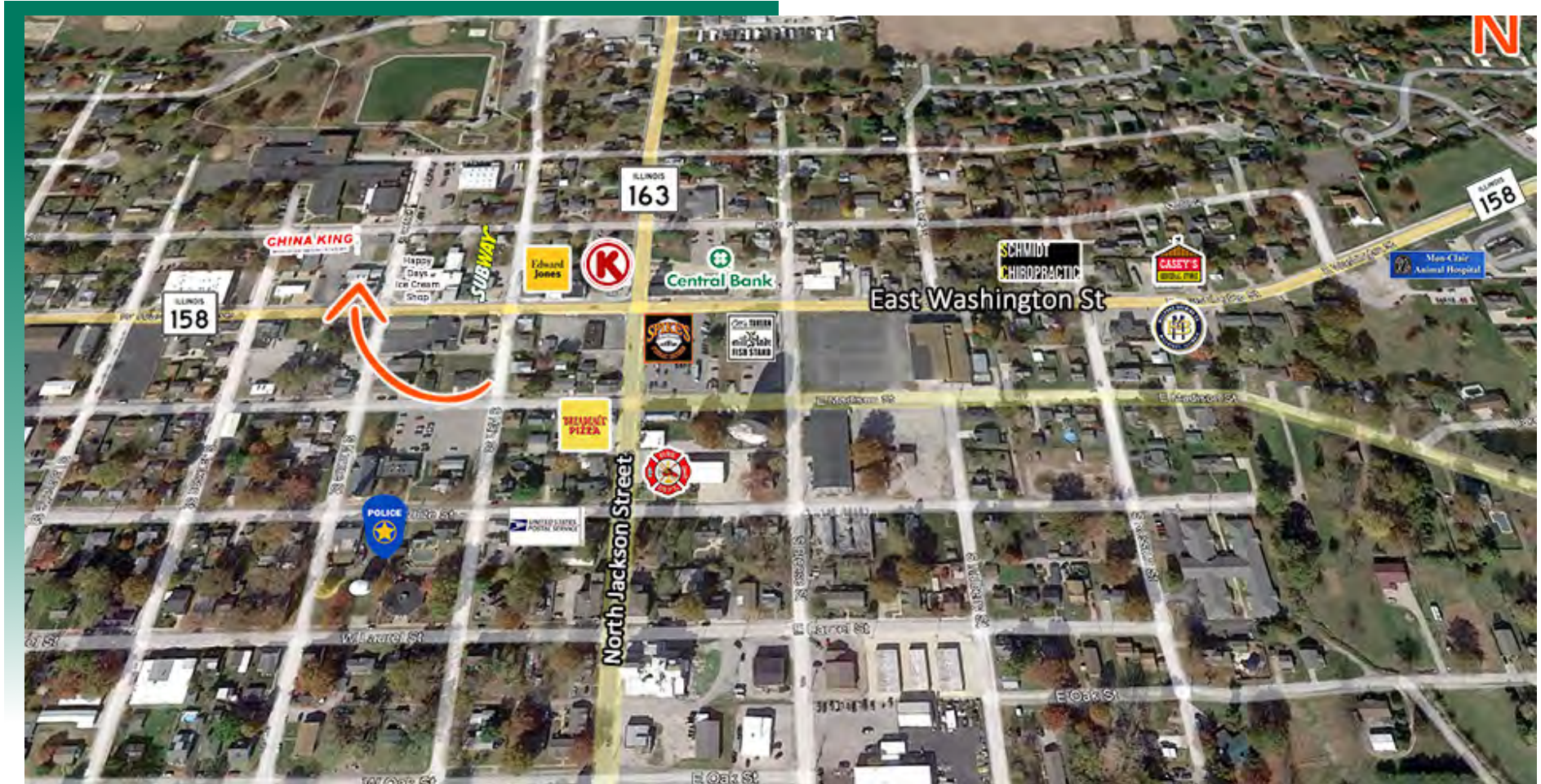
Matt Barriger
Broker Associate
Cell: (618) 973-5507
mattb@barbermurphy.com



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

203 W. Washington St., Millstadt, IL 62260



LOCATION OVERVIEW

Located at the corner of W. Washington St. & N. Monroe St. with parking for 20+ vehicles. Located on East/West thoroughfare.

RETAIL PROPERTY SUMMARY

203 W. Washington St., Millstadt, IL 62260

#2826

SALE INFORMATION:

For Sale: Yes
Sale Price: \$190,000
Sale Price/SF: \$22.90

SQUARE FOOT INFO:

Building Total: 8,298 SF
Total Available: 8,298 SF

LAND MEASUREMENTS:

Acres: 0.42 AC
Frontage: 150 FT
Depth: 118 FT

PROPERTY INFORMATION:

Parcel No: 12-09.0-218-008,009,010
County: St. Clair
Zoning: B-2 (Hwy Bus.)
Parking: 20 spaces
Traffic Count: 8,900
Property Tax: \$9,460
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1944
Building Class: C
Clearance: 10
Roof: Flat/Pitched
Exterior: Brick/Stucco
Floors: 2
Signage: Yes'



COMMENTS:

8,298 SF mixed use commercial property. Property consists of approximately 2,500 SF of office space, remainder is warehouse and production space, overhead drive-in door and second story apartment (vacant). Currently has month-to-month tenant (Insurance Office) in 1,708 SF. Multi-tenant building set up.



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