

FOR SALE

**2300 N Henry St.
Alton, IL 62002**



SPORTS & HEALTH CLUB

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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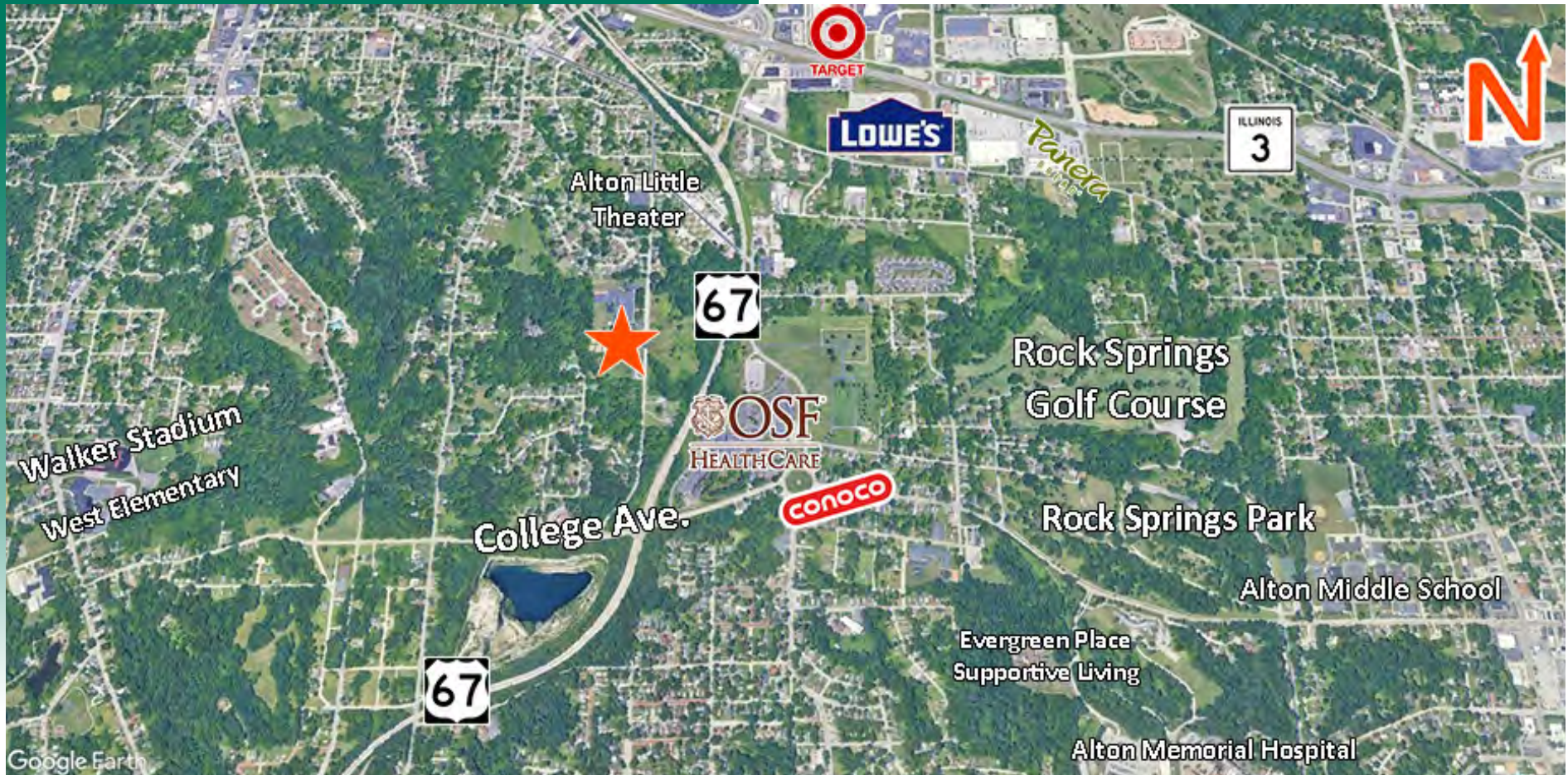
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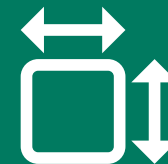
AREA MAP

2300 N Henry St. Alton, IL 62002



LOCATION OVERVIEW

Facility is located just off of Highway 67 (11,800 ADT) near OSF St. Anthony's Health Center.



Frontage: 538'
Depth: 511'



HWY 67

PROPERTY BOUNDARY

2300 N Henry St. Alton, IL 62002



ABOUT PROPERTY

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40,000 SF former YMCA, currently occupied by a health and wellness club.

Multiple amenities including; 25-yard pool (4 lanes), full court basketball with 4 side hoops, men's executive club shower and locker room, standard women's and men's locker rooms, large weight room with separate training room, 6 dance studios, cardio room, nursery and 4 lighted outdoor sand volleyball courts. Indoor pickleball and volleyball use.

Capital expenditures from 2017-2023: Gym updates \$50,000; Roof \$192,000; High Efficiency Boilers \$60,000; HVAC Unit \$25,000. Property can be fully repurposed for new end user or enhanced for a health and wellness user.

PROPERTY PHOTOS

2300 N Henry St. Alton, IL 62002

WEIGHT ROOM #1



WEIGHT ROOM #2



GYM



SHOWER



PROPERTY PHOTOS

2300 N Henry St. Alton, IL 62002

DANCE STUDIO #1



DANCE STUDIO #2



CHECK-IN AREA



DANCE STUDIO ENTRANCE



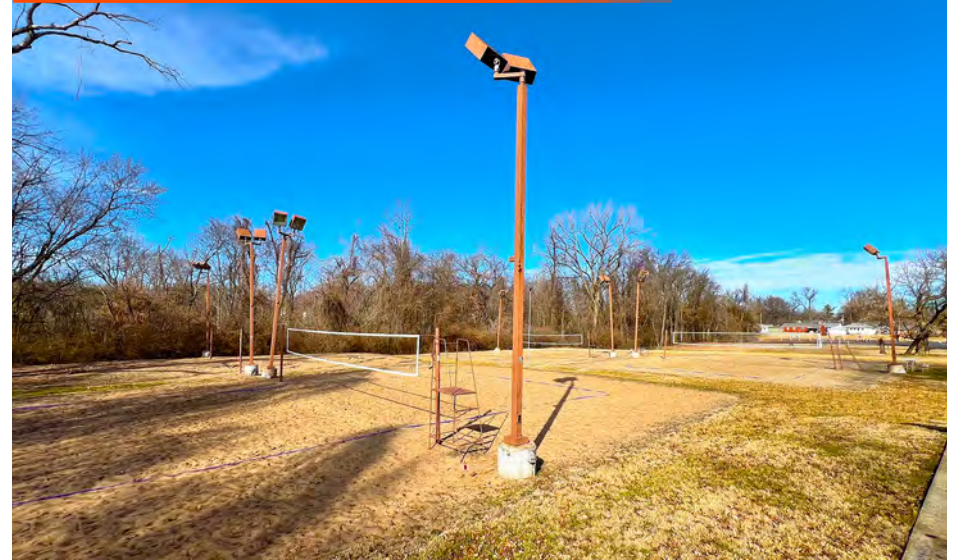
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POOL ENTRANCE



SAND VOLLEYBALL



PICNIC AREA



POOL



OFFICE/RETAIL PROPERTY SUMMARY

#2883

2300 N Henry St. Alton, IL 62002

SALE INFORMATION:

Sale Price: \$500,000
Sale Price/SF: \$12.50
Cap Rate: -
GRM: -
NOI: -

SQUARE FOOT INFO:

Building Total: 40,000 SF
Office: -
Retail: -
Min Divisible: -
Max Contiguous: -

PROPERTY INFORMATION:

Parcel No: 23-1-07-02-20-401-003
County: Madison
Zoning: C-2
Prior Use: -
Complex: -
Parking: 119
Traffic Count: 600
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -



STRUCTURAL DATA:

Year Built: 1968
Rehab Year: 2018
Building Class: c
Clearance Min: -
Clearance Max: -
Roof: Rubber
Exterior: Block
Floors: 2
Signage: -

TRANSPORTATION:

Interstate: Hwy 67
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:



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