

FOR SALE

1118 Madison Ave.
Madison, IL 62060



4,000 SF RESTAURANT/RETAIL BUILDING

BARBERMURPHY

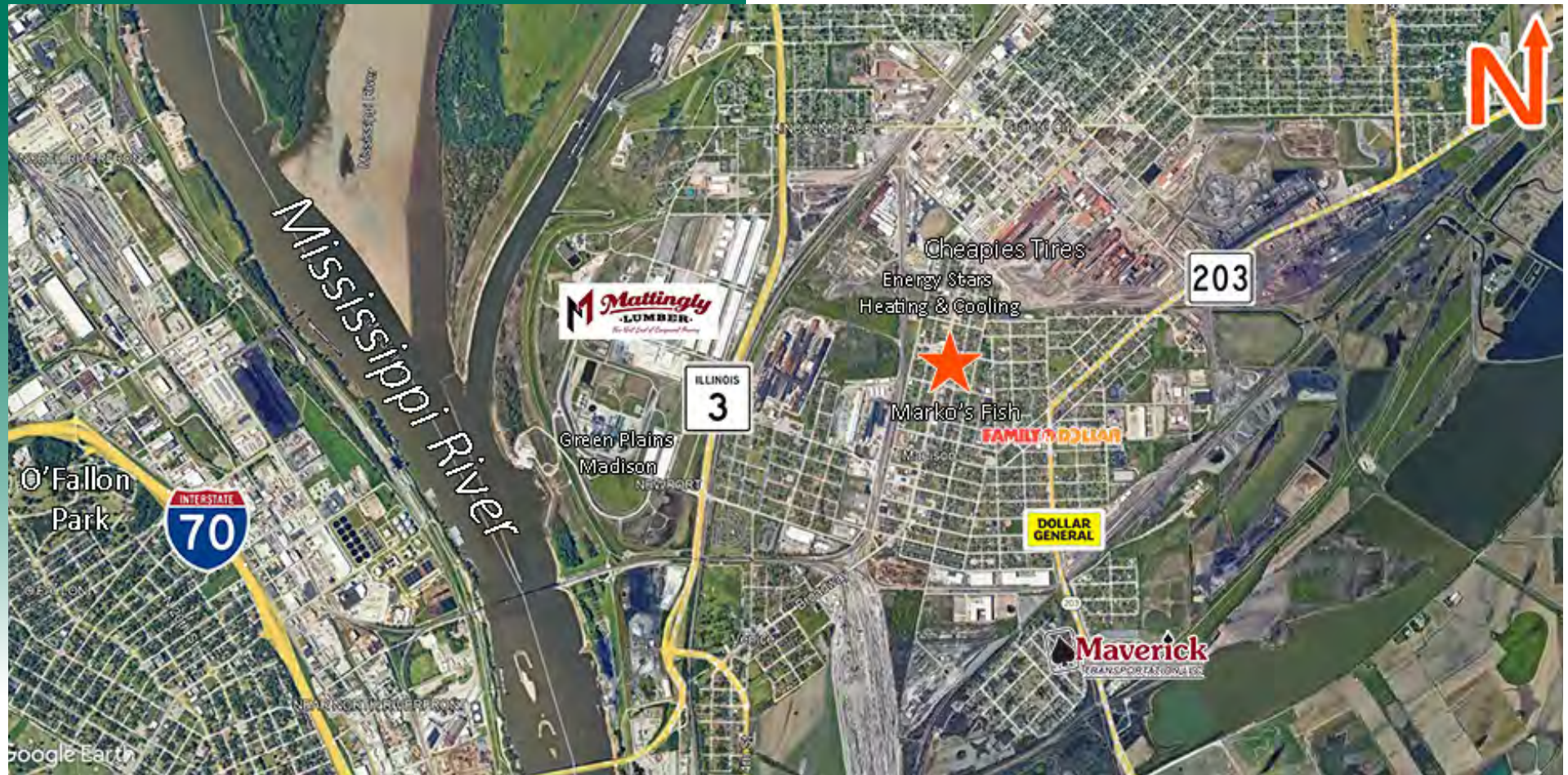
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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



AREA MAP

1118 Madison Ave., Madison, IL 62060



LOCATION OVERVIEW

Madison, IL is centrally located with 3,000,000 people and 750,000 businesses in the metropolitan region; the City's neighborhoods, employment opportunities, recreation venues and national sporting events are minutes from downtown St. Louis. Well positioned on the interstate highway system, Mississippi River and intercontinental rail lines. The City of Madison is also only minutes from two international airports; St. Louis Lambert and Mid-America.



Signage



Three-well sink



Drive Thru



Kitchenette

OFFICE/RETAIL PROPERTY SUMMARY

#2904

1118 Madison Ave., Madison, IL 62060

SALE INFORMATION:

Sale Price: \$200,000
Sale Price/SF: \$50.00
Cap Rate: -
GRM: -
NOI: -

SQUARE FOOT INFO:

Building Total: 4,000 SF
Office: -
Retail: 4,000 SF
Min Divisible: 4,000 SF
Max Contiguous: 4,000 SF

PROPERTY INFORMATION:

Parcel No: 21-2-19-25-07-204-006 &
007
County: Madison
Zoning: B-2
Prior Use: C-Store
Complex: -
Parking: 40
Traffic Count: 4,850
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -



STRUCTURAL DATA:

Year Built: -
Rehab Year: 2023
Building Condition: Fair
Clearance Min: 8'
Clearance Max: 12'
Roof: -
Exterior: Block
Floors: 1
Signage: Available

TRANSPORTATION:

Interstate: N/A
Rail: N/A
Barge: N/A
Airport: STL Lambert, Mid-America

COMMENTS:

4,000 SF C-Store with kitchen improvements. Hood installed with equipment including but not limited to: deep fryers, oven & griddle. Three-well sink, countertops, display cases, 10 door walk-in cooler and 5 door walk-in freezer. Drive-Thru window. Updated plumbing and electrical throughout. Gaming room built-out.



Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com