

RETAIL PROPERTY FOR SALE

651 S Madison St, Lebanon, IL 62254



12,000 SF FACILITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AERIAL MAP

651 South Madison Street, Lebanon, IL 62254



LOCATION OVERVIEW

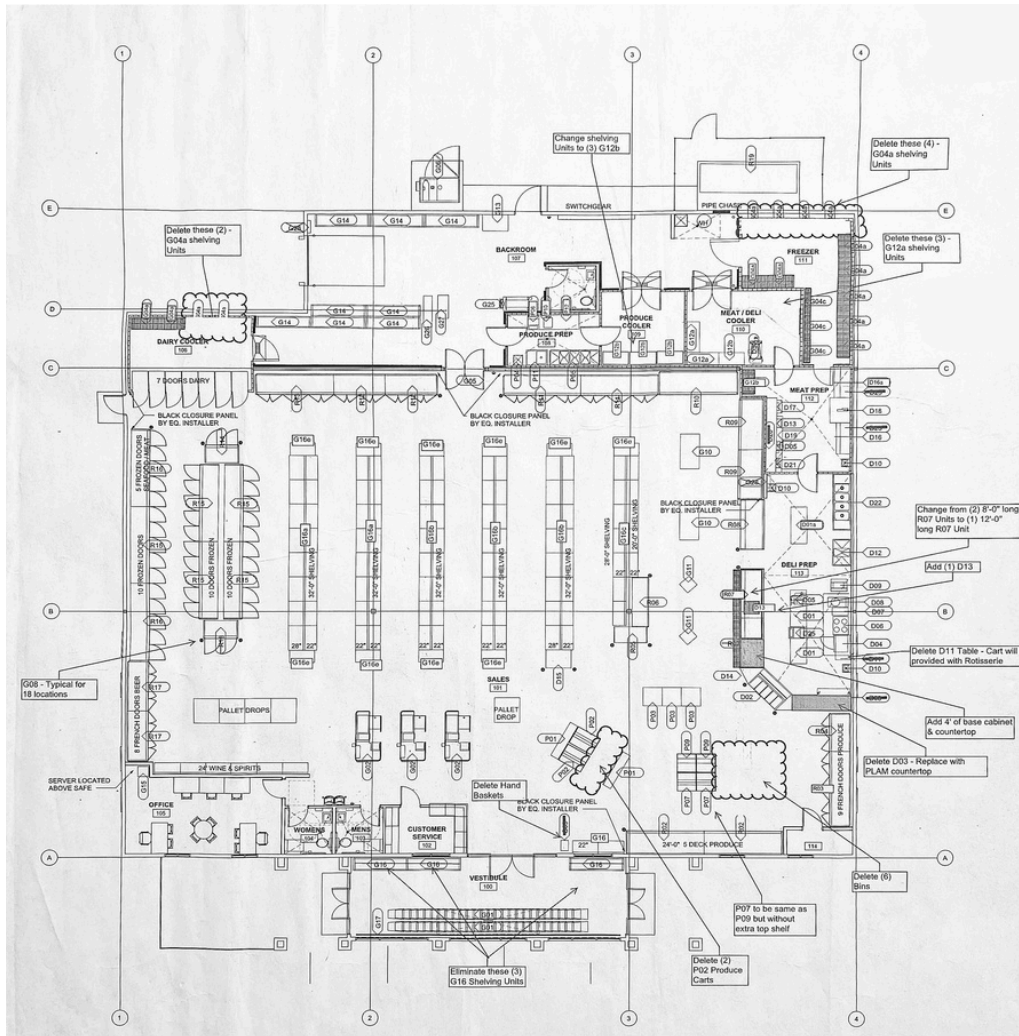
The subject is located along the west side of South Madison Street (Illinois Route 4). The surrounding and nearby uses include a Dollar General store, McDonald's restaurant, Mexican style restaurant, convenience store, and Ace Hardware store. There is a public school to the northwest. There is a historic shopping district located along St. Louis Street (also known as The Brick Street) where there is a mixture of antique stores, quaint shops, restaurants, The Mermaid House Inn, Looking Glass Playhouse, Visitor's Center, and others. Horner Park offers 58-acres of wooded and rolling land including a large fishing lake, baseball and softball fields, tennis courts, horseshoe courts, pavilions, and a walking path.

FLOOR PLAN

651 South Madison Street, Lebanon, IL 62254

12,000-SQUARE-FOOT FACILITY...

features a dual-entrance foyer that guides customers into a thoughtfully designed retail space. The front area showcases a professional reception counter strategically positioned near modern restroom facilities and an expansive office suite. The warehouse space offers a 10' x 12' overhead drive-in door. Within this space there is an additional staff restroom. The building has uniform 15-foot ceiling heights throughout, maximizing vertical storage and display potential. The property is equipped with 3-phase power infrastructure. All (FF&E) Furniture, fixtures and equipment are negotiable.



PROPERTY PHOTOS

651 South Madison St, Lebanon, IL 62254

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



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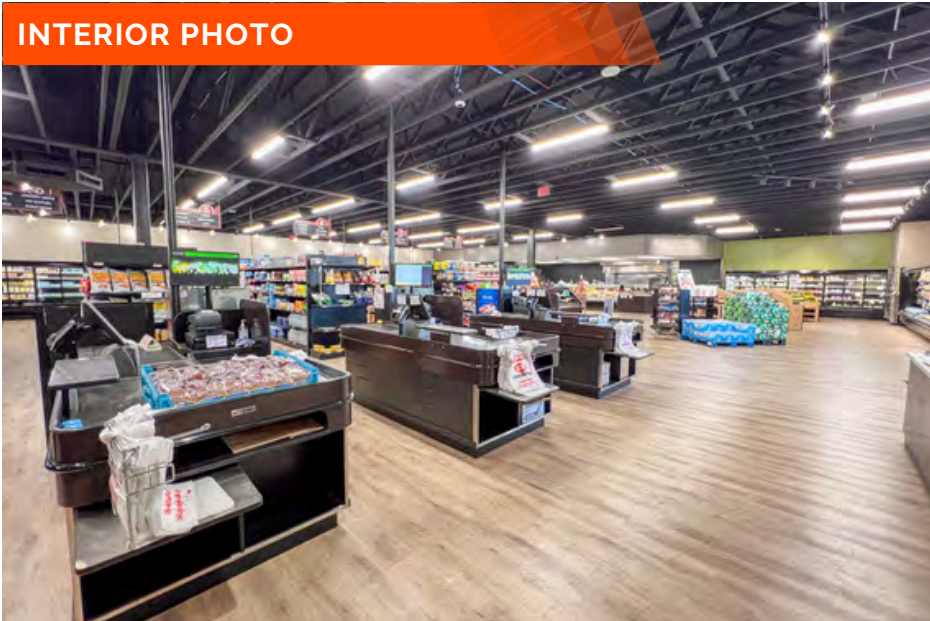
INTERIOR PHOTO



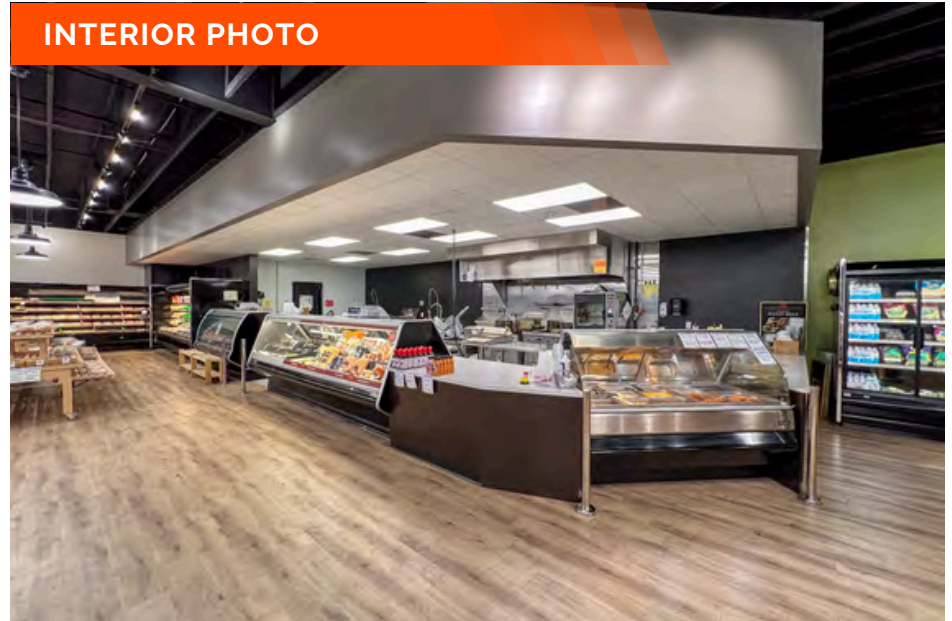
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



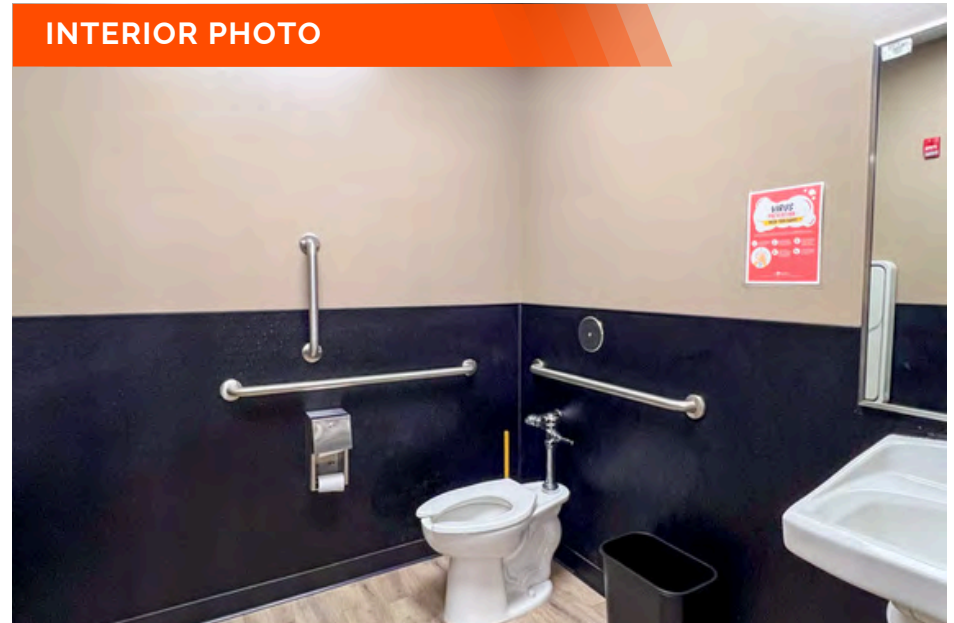
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INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INDUSTRIAL PROPERTY SUMMARY

651 SOUTH MADISON STREET, LEBANON, IL 62254

LISTING # 3008

LOCATION DETAILS:

Parcel #: 05-19.0-337-020, 05-19.0-337-028, & 05-30.0-100-018
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 12,000
Vacant SF: -
Usable Sqft: 12,000
Office SF: -
Warehouse SF: -
Min Divisible SF: 12,000
Max Contig SF: 12,000
Lot Size: 1.88 Acres
Frontage: 233
Depth: 390
Parking Spaces: 46
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2020
Renovated: -
Clear Ht Min: 9
Clear Ht Max: 15
Bay Spacing: Clear Span
Construction Type: Concrete, Masonry, Mixed
Roof: 2020
Floor Type: Reinforced Concrete
Floor Thickness: -

FACILITY INFORMATION:

Heat: Throughout
AC: Throughout
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: -
of Dock Doors: -
Dock Levelers: -
Dock Leveler Capacity: -
Drive In Doors: 1
Drive In Door Size: 10' x 15'

TRANSPORATION:

Interstate Access: Interstates 64, 70, and 55
Airport Access: -
Rail Access: -
Rail Line: -
Rail Status: -



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INDUSTRIAL PROPERTY SUMMARY PG 2

651 SOUTH MADISON STREET, LEBANON, IL 62254

UTILITY INFO:

| | |
|--------------------|-----------------|
| Water Provider: | City of Lebanon |
| Water Location: | On Site |
| Sewer Provider: | City of Lebanon |
| Sewer Location: | On Site |
| Gas Provider: | Ameren |
| Gas Location: | On Site |
| Electric Provider: | Ameren |
| Electric Location: | On Site |
| Voltage Low: | 208 |
| Voltage High: | 480 |
| Amps: | - |
| Phase: | 3 |

FINANCIAL INFORMATION:

| | |
|-----------|-------------|
| Taxes: | \$16,810.29 |
| Tax Year: | 2023 |



SALE/LEASE INFORMATION:

| | |
|-------------|-------------|
| Sale Price: | \$2,690,000 |
| Price / SF: | \$224.17 |

PROPERTY DESCRIPTION:

12,000-square-foot facility features a dual-entrance foyer that guides customers into a thoughtfully designed retail space. The front area showcases a professional reception counter strategically positioned near modern restroom facilities and an expansive office suite.

The warehouse space offers a 10' x 12' overhead drive-in door. Within this space there is an additional staff restroom. The building has uniform 15-foot ceiling heights throughout, maximizing vertical storage and display potential. The property is equipped with 3-phase power infrastructure. All (FF&E) Furniture, fixtures and equipment are negotiable.

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