

# FOR LEASE

212 East Elm Street,  
Alton, IL 62002



**6,500 SF FORMER EVENT SPACE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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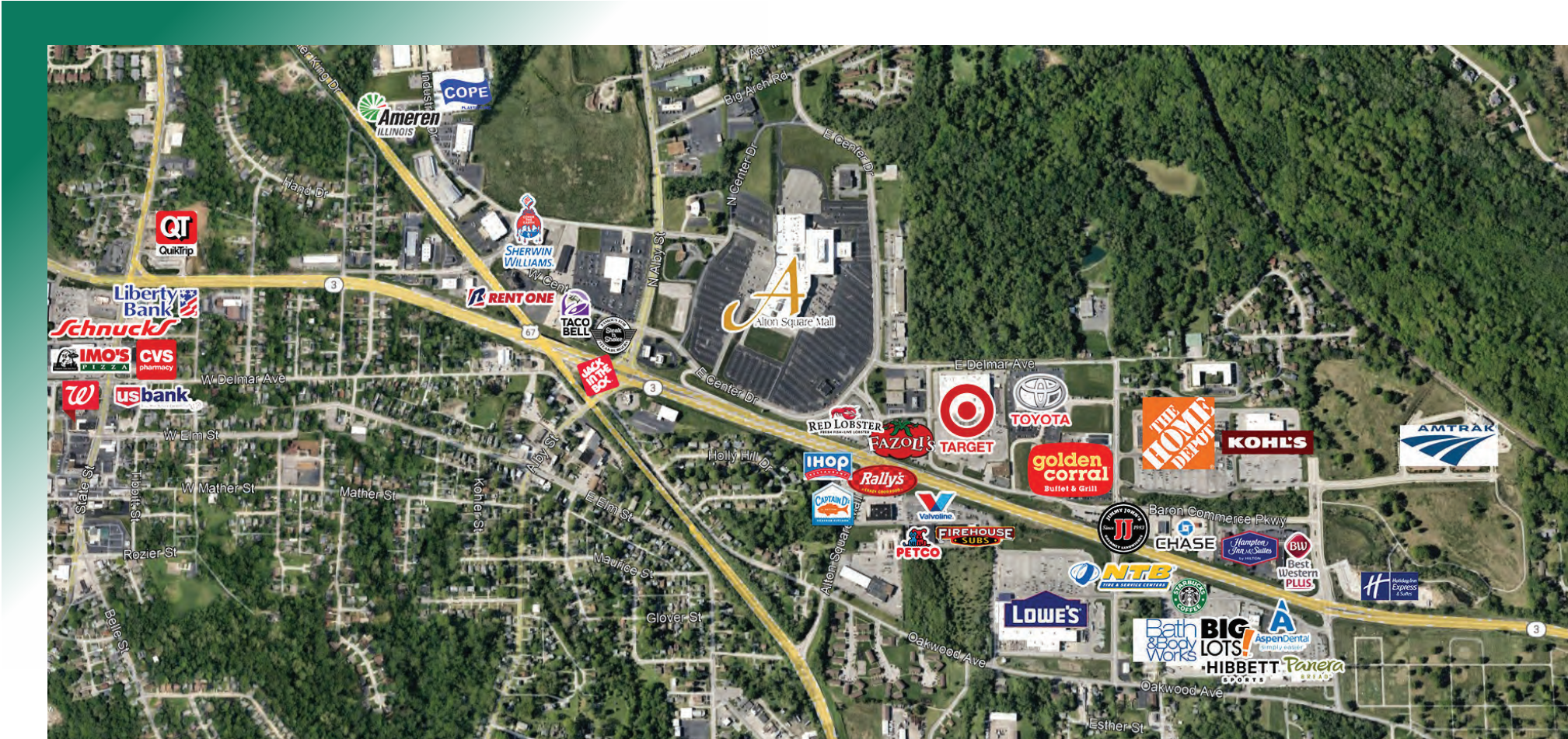
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

212 East Elm Street, Alton, IL, 62002



## LOCATION OVERVIEW

Located minutes from the heart of Alton, a historic touristic town, this property sits across the street from the Alton Little Theater. Alton is only a 30 minute drive from St. Louis, MO and attracts more than 30,000 tourists per year.



30 PARKING SPACES



KITCHENETTE



FRONTAGE: 227'  
DEPTH: 146'



3,400 ADT

# PROPERTY PHOTOS

212 East Elm Street, Alton, IL 62002



# PROPERTY PHOTOS

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PARKING LOT PHOTO



EXTERIOR PHOTO



PARKING LOT PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

212 EAST ELM STREET

**LISTING #** 3024

## LOCATION DETAILS:

**Parcel #:** 23-2-07-01-13-301-023  
**County:** IL - Madison  
**Zoning:** R-2

## PROPERTY OVERVIEW:

**Building SF:** 6,500  
**Vacant SF:** 6,500  
**Usable Sqft:** 6,500  
**Min Divisible SF:** 6,500  
**Max Contig SF:** 6,500  
**Office SF:** -  
**Retail SF:** -  
**Signage:** -  
**Lot Size:** 0.21 Acres  
**Frontage:** 227  
**Depth:** 146  
**Parking Spaces:** 30  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1978  
**Yr Renovated:** -  
**Building Class:** B  
**Ceilings:** 8' - 15'  
**Construction Type:** -



## SALE/LEASE INFORMATION:

**Lease Rate:** \$9.23  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$9,363.68  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 3400

## PROPERTY DESCRIPTION:

6,500 SF turn-key event center with attached parking lot. Main level consists of event space, bar, kitchenette, storage room, and offices, as well as an attached outdoor patio space. Lower level has changing rooms, laundry area, bathrooms, and a sitting area.

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