

FOR LEASE

212 East Elm Street,
Alton, IL 62002



6,500 SF FORMER EVENT SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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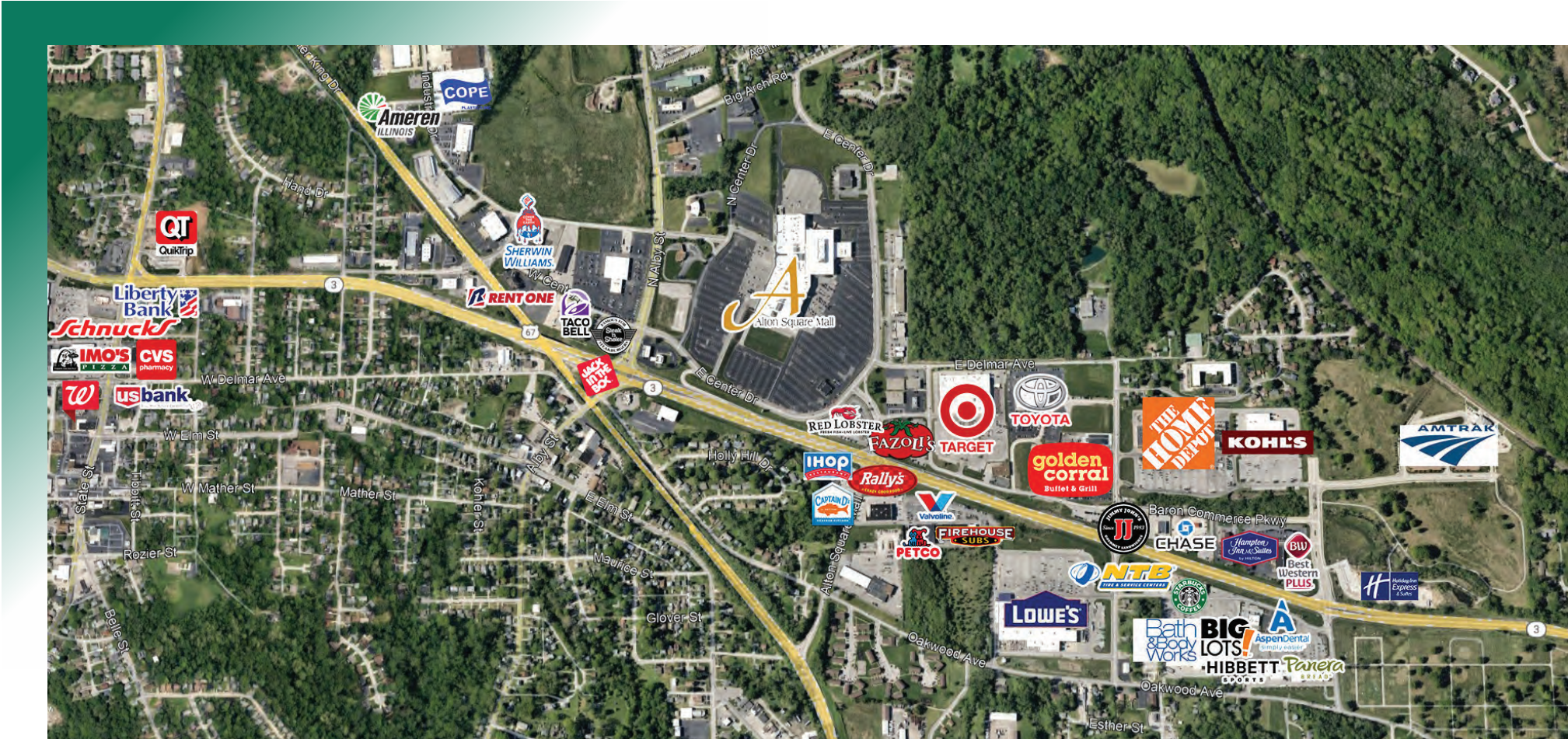
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

212 EAST ELM STREET

LISTING # 3026

LOCATION DETAILS:

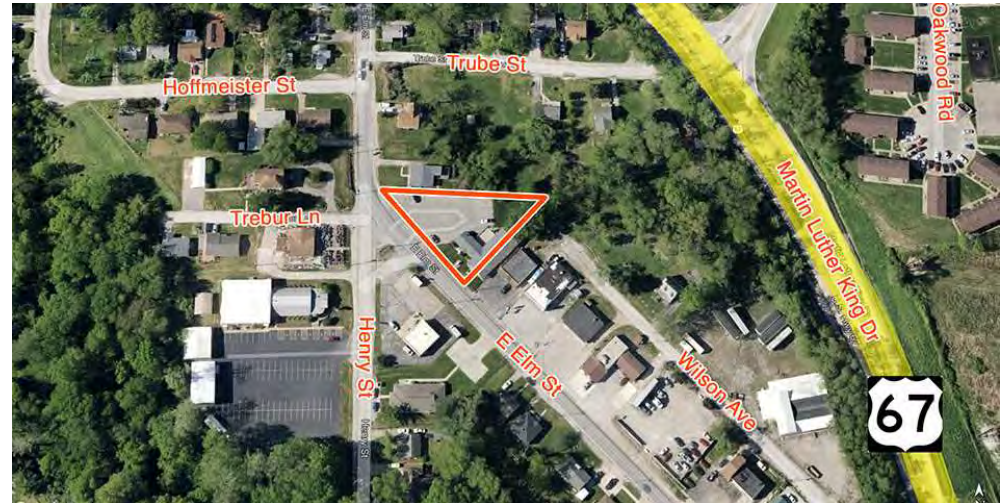
Parcel #: 23-2-07-01-13-301-023
County: IL - Madison
Zoning: R-2

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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