

OWNER FINANCING
AVAILABLE

FOR SALE
-AND-
LEASE

3165 Myrtle Ave.
Suites 3 & 4
Granite City, IL 62040



3,021 SF MEDICAL OFFICE CONDO

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

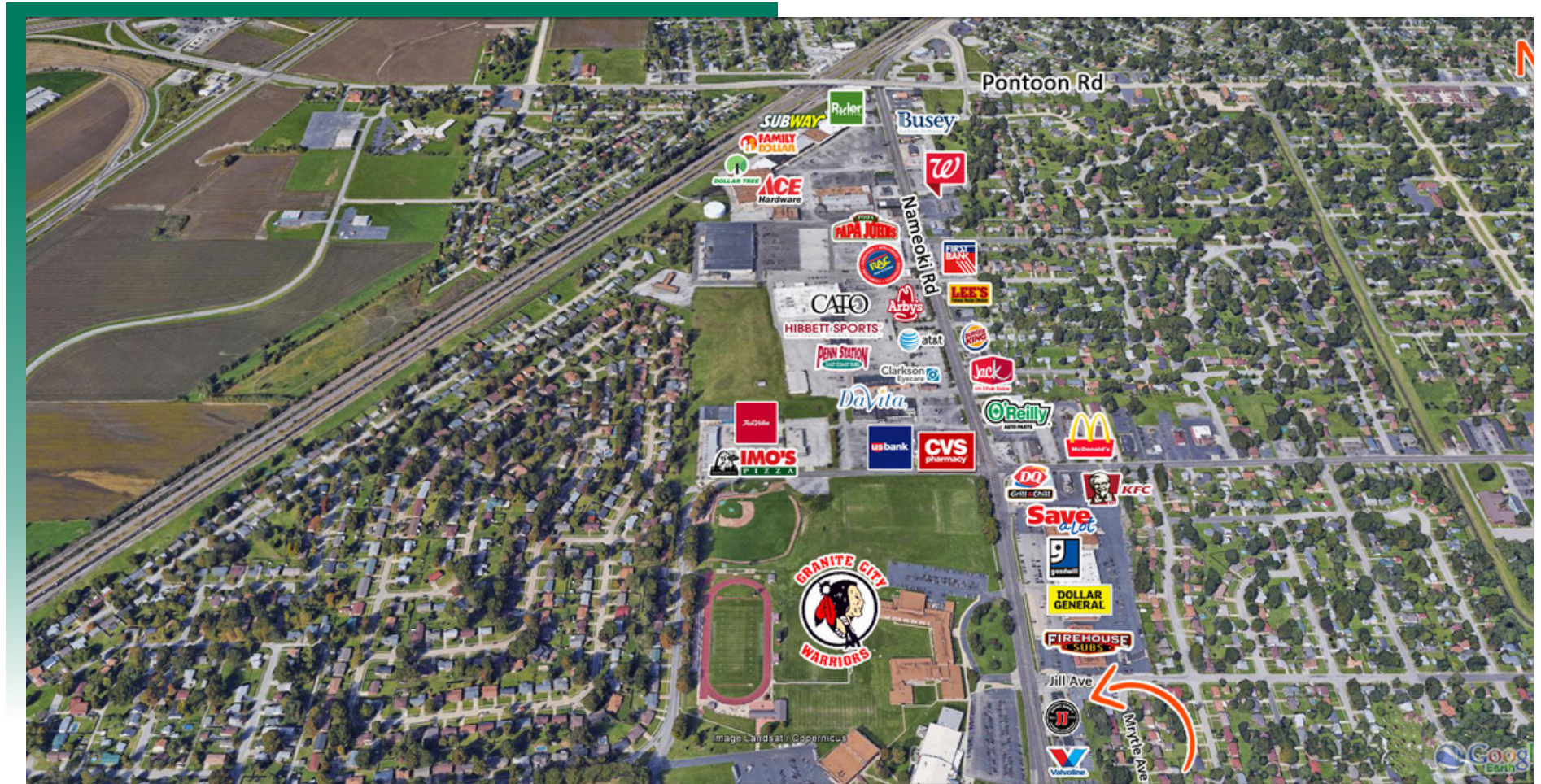
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

3165 Myrtle Ave., Granite City



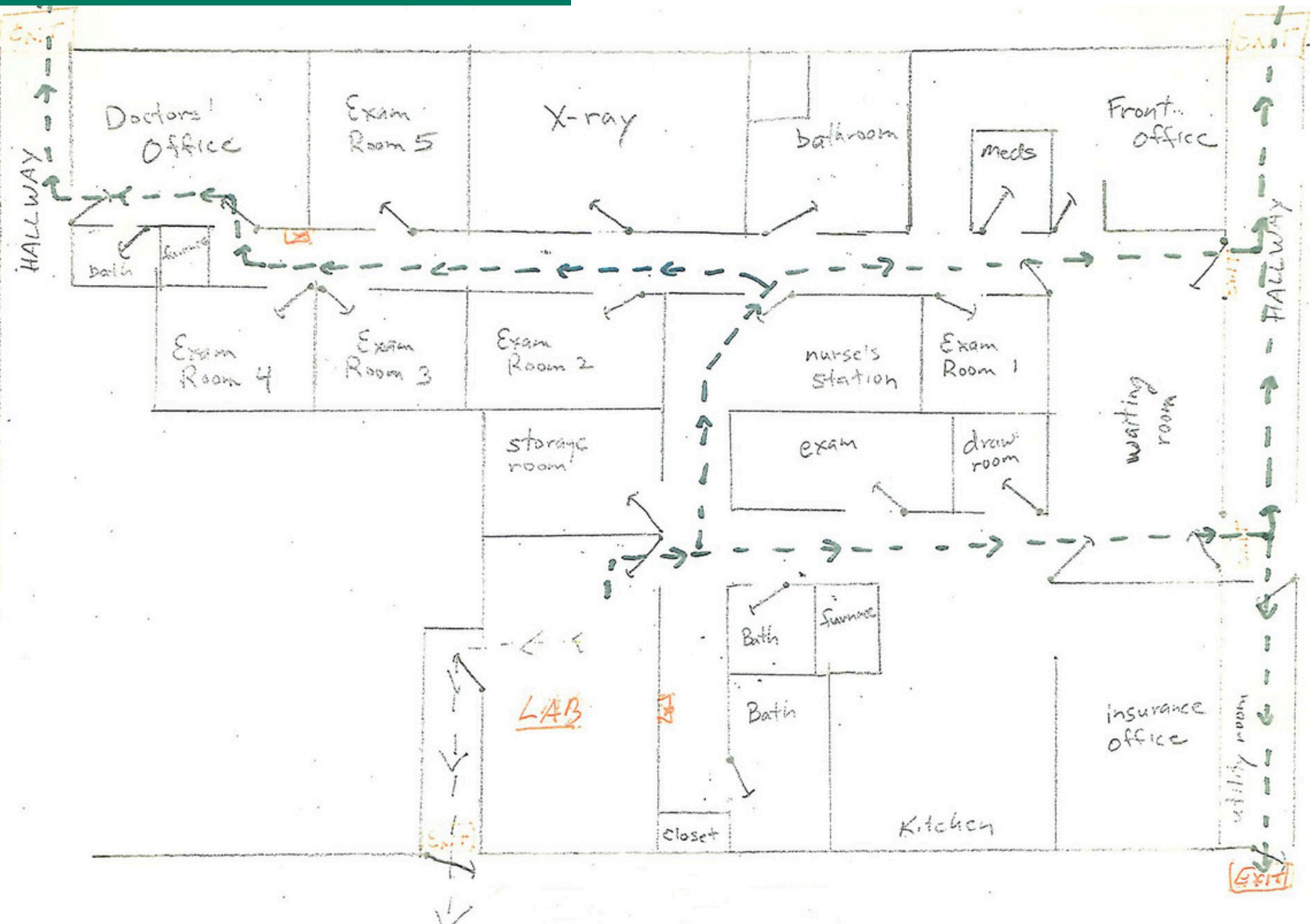
LOCATION OVERVIEW

Located 1 block off Nameoki Rd. in a heavy business district consisting of retail and office users.

FLOOR PLAN

3165 Myrtle Ave., Granite City

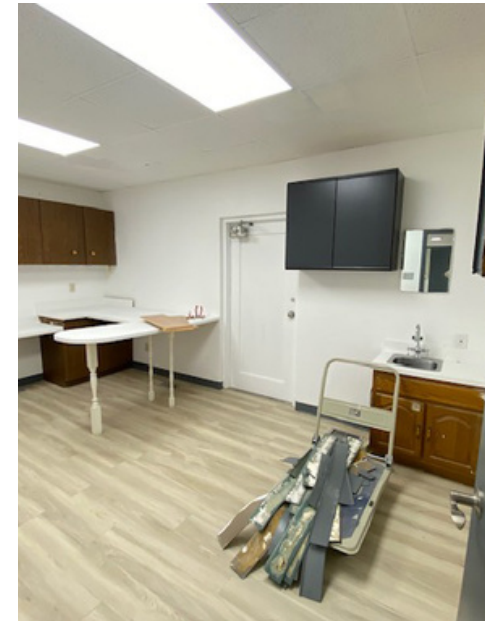
*Not to scale



Space contains 2 reception areas, 4 restrooms, lab, and 10 offices. Remodeled in 2024.

PROPERTY PHOTOS

3165 Myrtle Ave., Granite City



OFFICE/RETAIL PROPERTY SUMMARY

3165 MYRTLE AVENUE

LISTING # 3060

LOCATION DETAILS:

Parcel #: 22-2-20-08-19-401-025.3c & 4c

County: IL - Madison

Zoning: CG

PROPERTY OVERVIEW:

Building SF: 3,021

Min Divisible SF: 3,021

Max Contig SF: 3,021

Office SF: 3,021

STRUCTURAL DATA:

Year Built: 1963

Yr Renovated: 2024

Ceilings: 8'

Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$149,000

Price / SF: \$49.32

Lease Rate: \$10.00 / SF

Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$6,139.00

Tax Year: 2023

Property Description

OWNER FINANCING AVAILABLE!!! 3,021 SF Medical Office Condo for Sale or lease. Located in Bellmore Medical Building. The condo was renovated in 2024. This is in a heavy business district. The space contains 2 reception areas, 4 restrooms, lab, and 10 offices. 2024 HOA is \$2400 annually. Other users in the building are SSM Healthcare and Bradford Eye Care.



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