

**OWNER FINANCING AVAILABLE**

**AGGRESSIVE RATE AVAILABLE FOR THE NEXT 30 DAYS**

**FOR SALE  
-AND-  
FOR LEASE**

**3165 Myrtle Ave.  
Granite City, IL 62040**



**FOR LEASE: 1,806 SF OFFICE CONDO | FOR SALE: 3,021 SF OFFICE CONDO INVESTMENT**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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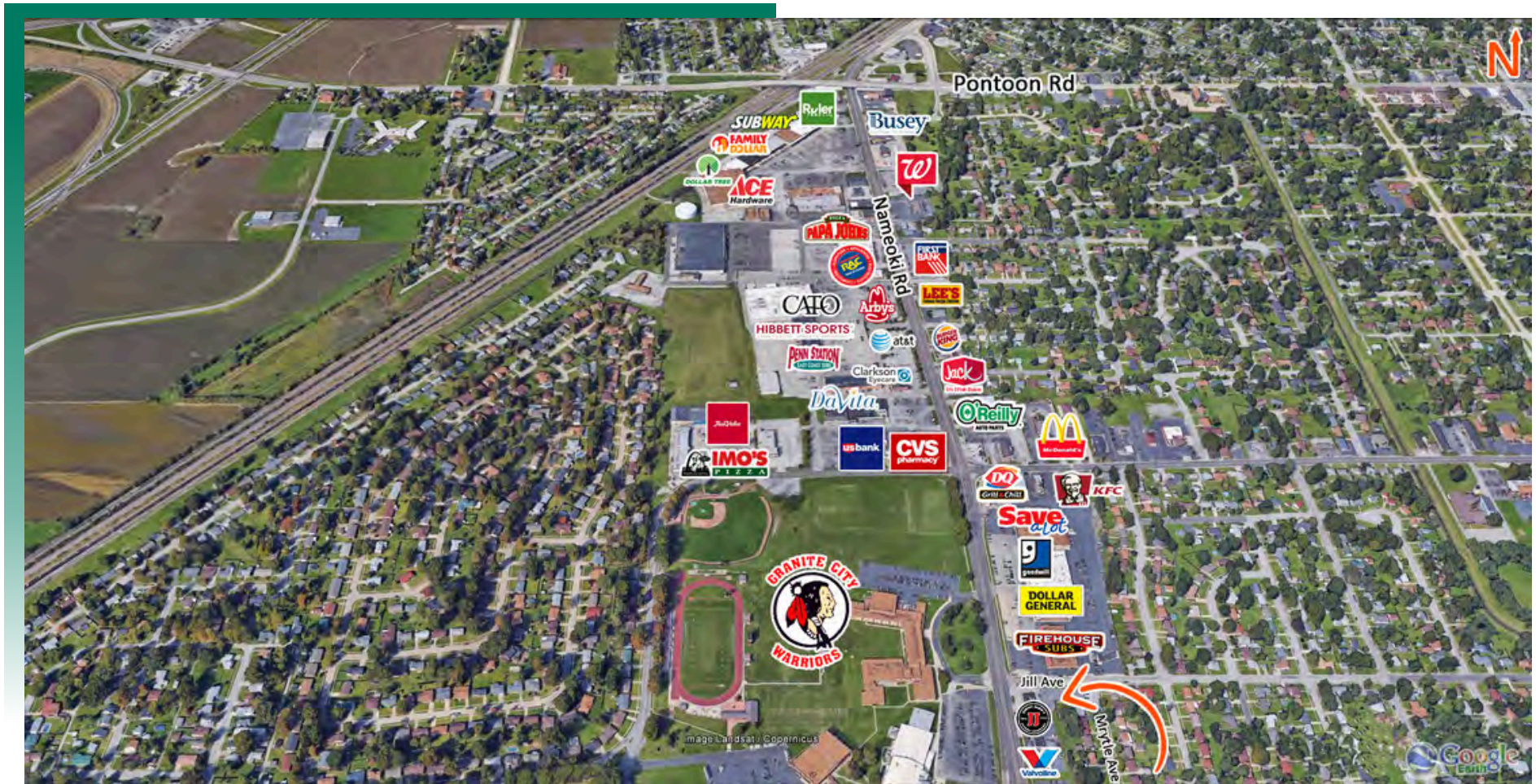
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

3165 Myrtle Ave., Granite City

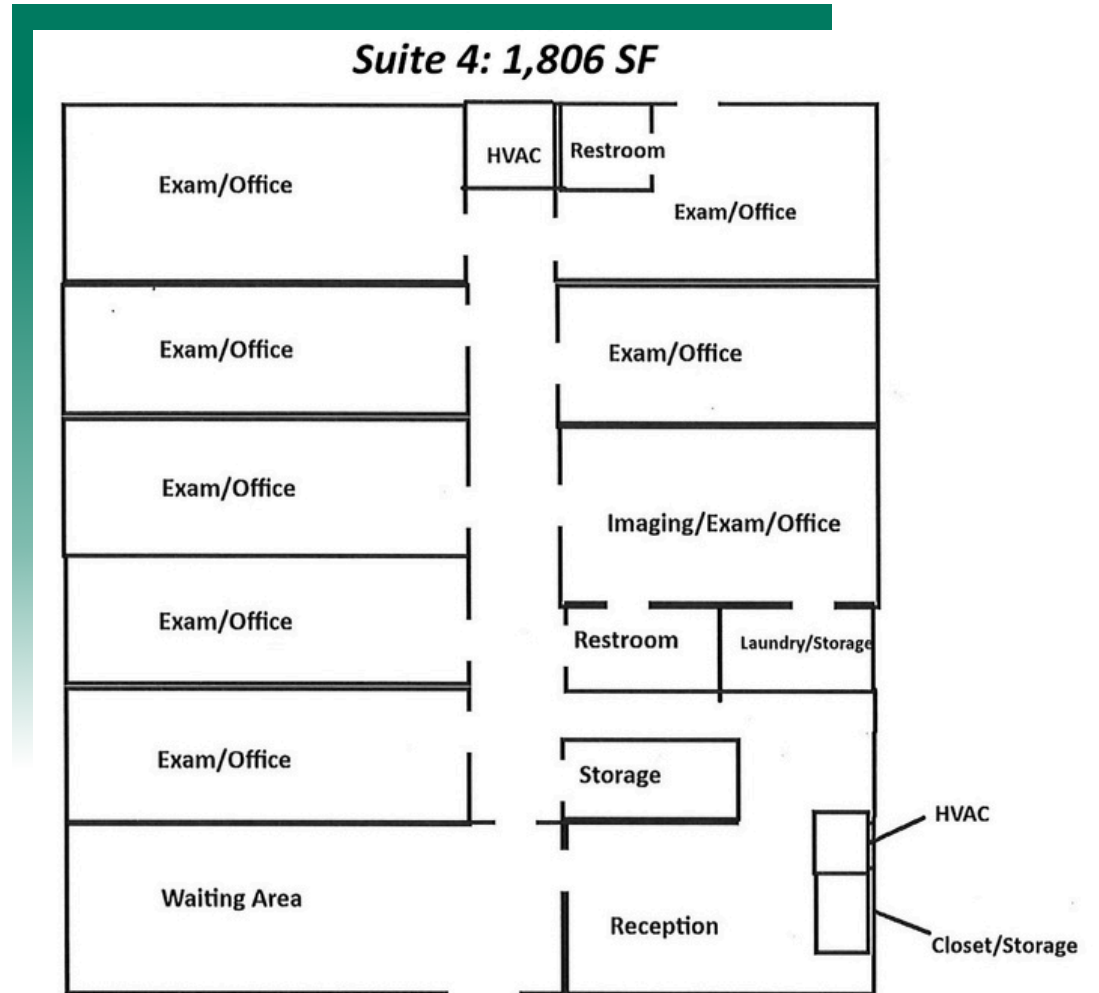
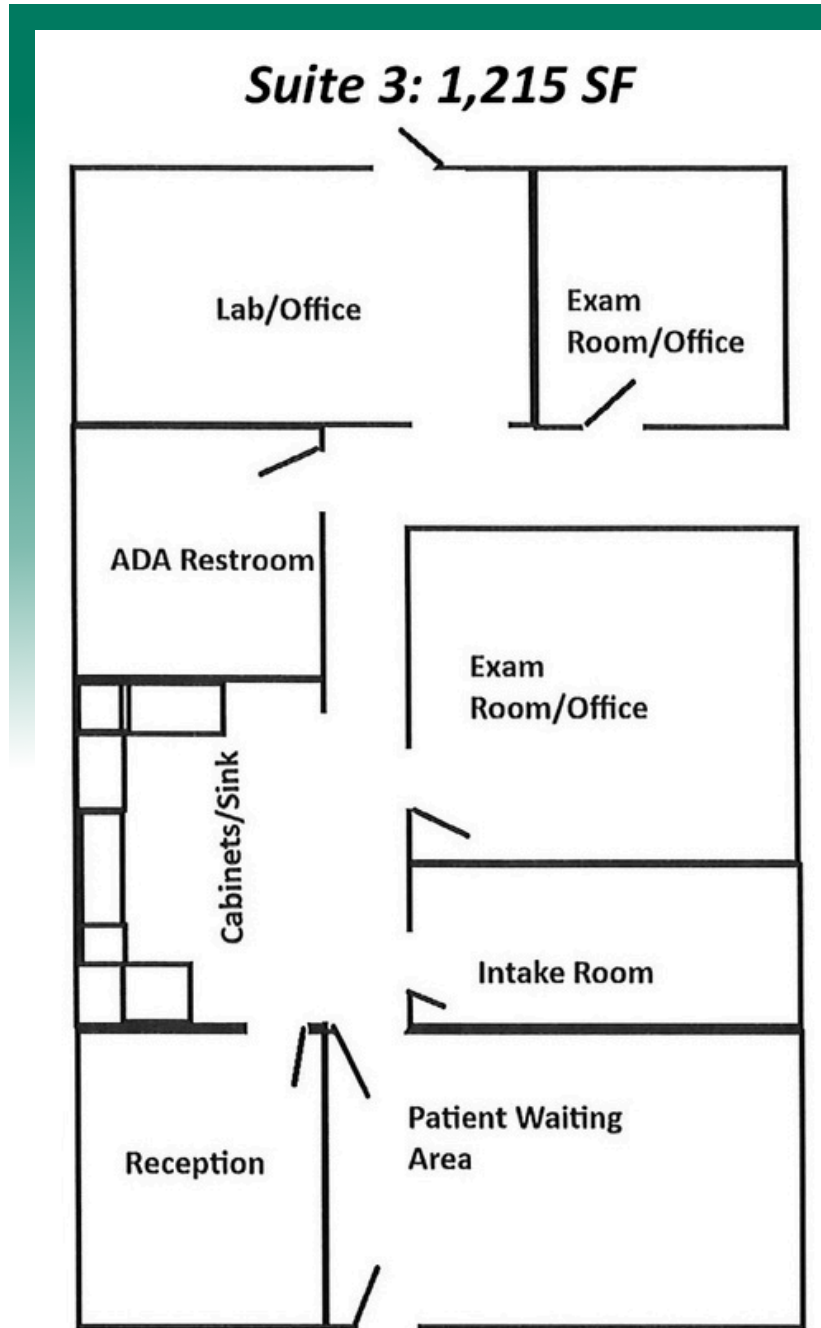


## LOCATION OVERVIEW

Situated at 3165 Myrtle in Granite City, Illinois, this property sits in one of the area's most active retail and commercial corridors. With high daily traffic counts and dense retail surroundings, your business benefits from strong visibility and easy accessibility for clients and staff alike. The building is located in close proximity to Gateway Regional Medical Center, one of the region's primary healthcare facilities. This adjacency creates a natural flow of medical professionals, patients, and support staff — providing consistent foot traffic and a built-in referral network for health-adjacent and professional service businesses. Whether your clients are coming from across town or right down the street, this location puts you right in the middle of the action.

# FLOOR PLAN

3165 Myrtle Ave., Granite City

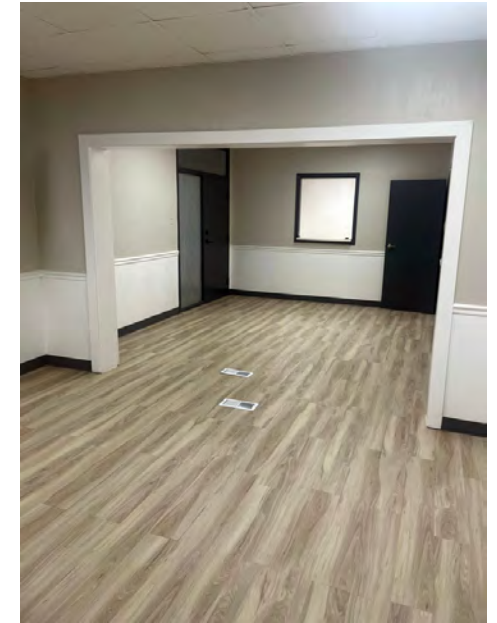


**AVAILABLE SUITE**

\*Not to scale

# PROPERTY PHOTOS

3165 Myrtle Ave., Granite City



# INVESTMENT HIGHLIGHTS

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3165 Myrtle Ave., Granite City

## SUITE 3 - LEASED

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- Owner financing available for qualified buyers
- Located in Bellemore Medical Building with strong co-tenancy
- Good CAP Rate, currently leased under market rate with upside potential
- Renovated in 2025 with modern medical layout, certificate of occupancy obtained
- Heart of town, positioned in a dense business district near Nameoki Road with heavy traffic

1,215 SF of renovated medical office condominium with ADA restroom, certificate of occupancy obtained in 2025. Medical office has: reception area, patient waiting room, kitchen area, and 4 exam/office rooms. Property sold as-is. 2024 Taxes \$2,576.20 HOA \$1,000 Good CAP Rate, currently leased under market rate with upside protentional.

For Sale: \$59,000

## SUITE 4

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- Owner financing available for qualified buyers
- Located in Bellemore Medical Building with strong co-tenancy
- Last vacant available space in building
- Good CAP Rate, pro-forma 23%
- Renovated in 2024 with modern medical layout
- Heart of town, positioned in a dense business district near Nameoki Road with heavy traffic

1,806 SF of renovated medical office condominium. Medical office has: reception area, patient waiting room, 2 restrooms, and 8 exam/office rooms. Can accommodate multiple practices and doctors. Property sold as-is. 2024 Taxes \$3,656.92 HOA \$1,400 Good CAP Rate, pro-forma 23%

For Sale: \$79,900 with lease option

# 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:** 1,806  
**Max Contig SF:** 1,806  
**Office SF:** 1,806

## SALE/LEASE INFORMATION:

**Sale Price:** \$149,000  
**Price / SF:** \$49.32  
**30 DAY REDUCTION: Lease Rate:** \$1,125/Month  
**Lease Type:** Mod Net

## FINANCIAL INFORMATION:

**Taxes:** \$6,139.00  
**Tax Year:** 2023

## Property Description

Office Condos Available for Sale or Lease

Two well-appointed office condos are now available in a professional building home to established tenants, including Bradford Eye Care, SSM Health Care, and an independent physician – offering a built-in sense of credibility and steady professional traffic. The building is now open to a wide range of office users, not just medical tenants, making this a great fit for professional services, consulting, financial, legal, and administrative offices alike.

Suite 3 - 1,215 SF: A right-sized space for a small team or solo practice. Features four private offices, a welcoming reception area, a restroom, and a break room.

Suite 4 - 1,806 SF: Available for lease. A more expansive layout offering eight private offices, two restrooms, a reception or break room area, and a dedicated waiting room – perfect for a growing team or multi-person operation.

Both suites are available for sale or lease. For buyers, owner financing is available, making ownership an accessible and straightforward option. For qualified lessees, Suite 4 is currently offered at a deeply discounted lease rate for a limited 30-day window – an opportunity worth moving on quickly.

## 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

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