

FOR LEASE

**304 Bargraves Blvd.,
Troy, IL 62294**



700 SF OFFICE SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

304 Bargraves Blvd., Troy, IL 62294

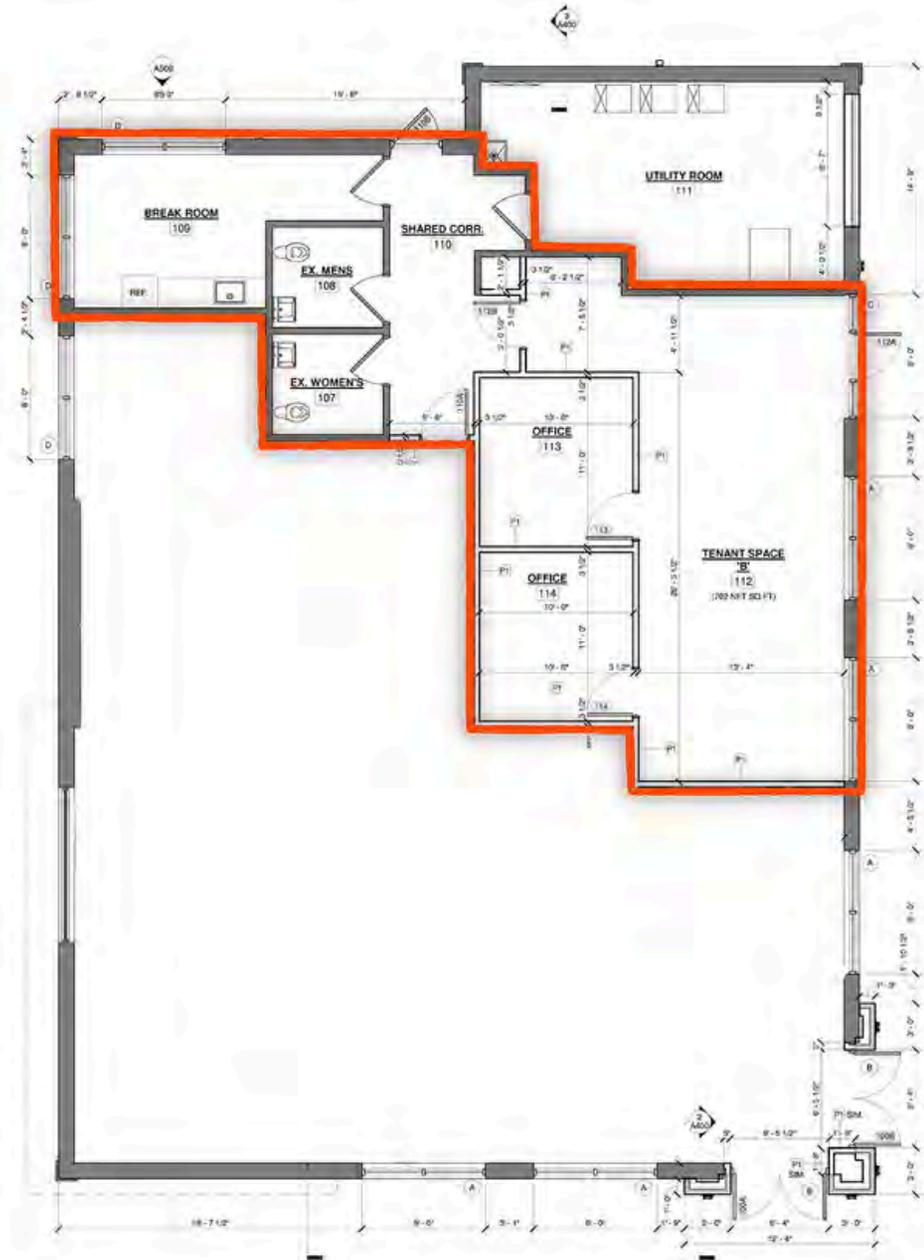


LOCATION OVERVIEW

Only about 1/2 mile from the I-55 interchange on Edwardsville Rd (IL-162) at Bargraves Blvd.

FLOOR PLAN

304 Bargraves Blvd., Troy, IL 62294



*Not to scale

PROPERTY PHOTOS & INFORMATION

304 Bargraves Blvd., Troy, IL 62294



- Newly remodeled office space in Constitution Bank Building
- Shared kitchenette and bathrooms
- Prominent location on Edwardsville Rd (IL-162)



LEASE RATE:
\$1,750/Month, Full Service

OFFICE/RETAIL SUMMARY

304 BARGRAVES BLVD

LISTING # 3194

LOCATION DETAILS:

Parcel # 09-2-22-05-19-401-008
County: IL - Madison
Zoning: C-2 - Troy

PROPERTY OVERVIEW:

Building SF: 3,806
Vacant SF: 700
Min Divisible SF: 700
Max Contig SF: 700
Office SF: 700
Retail SF: 700
Signage: Monument, Building
Lot Size: 0.65 Acres
Frontage: 165
Depth: 180
Parking Spaces: 23
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2009
Renovated: 2020
Building Class: B
Ceilings: 10'
Construction Type: Other



LEASE INFORMATION:

Lease Rate: \$30.00/SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$32,014.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 15,300

PROPERTY DESCRIPTION:

Small, private office space within the bank branch, with direct access from the parking lot. 2 offices, open work space with shared bathrooms and kitchen.