

PRICE REDUCED

FOR SALE

2200 W Ramada Ln.,
Carbondale, IL 62901



22,719 SF RETAIL/SHOWROOM/WAREHOUSE

BARBERMURPHY
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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

2200 W Ramada Ln., Carbondale, IL 62901

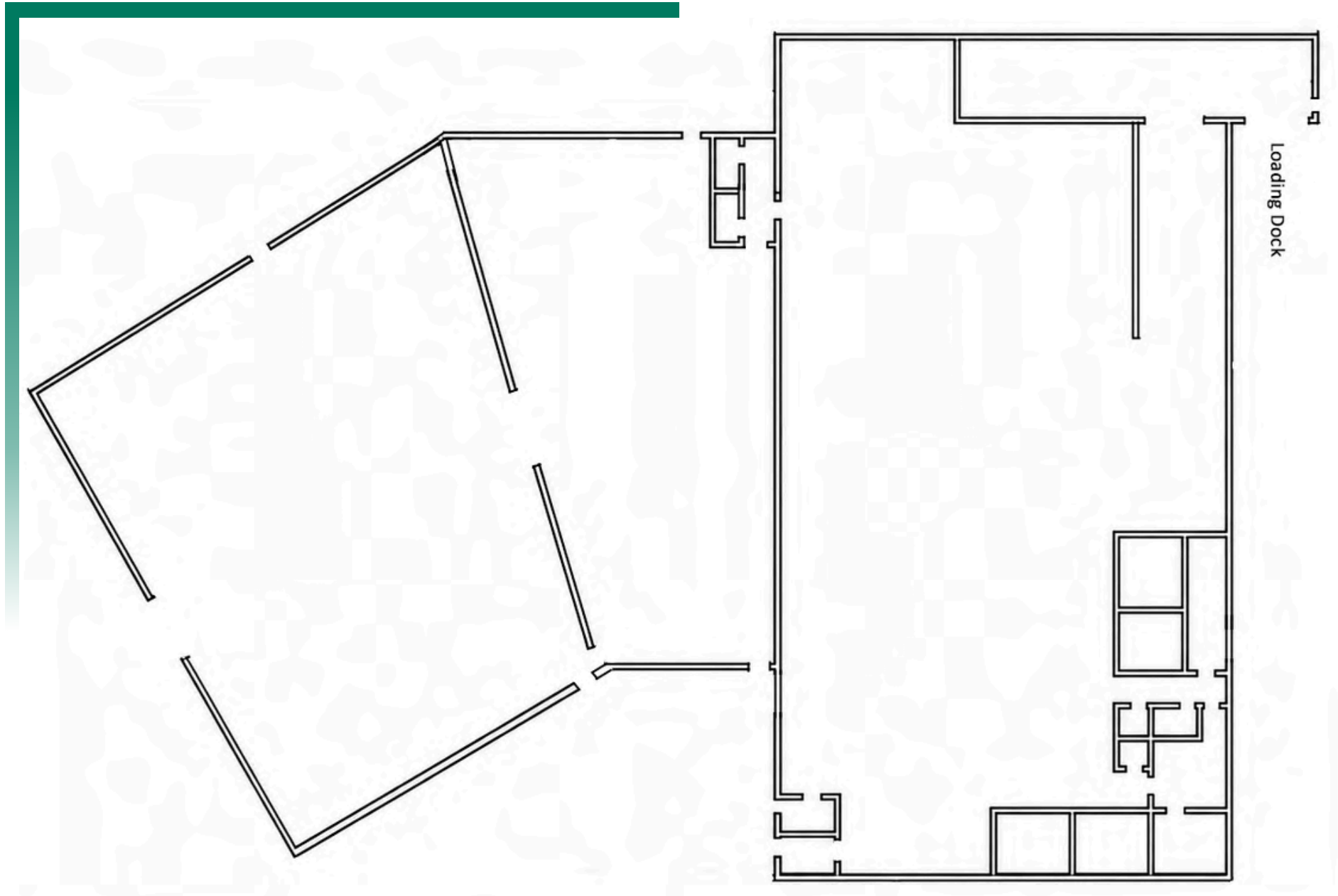


LOCATION OVERVIEW

Carbondale, the seat of Jackson County in Southern Illinois, is home to Southern Illinois University–Carbondale and major employers including SIH/Memorial Hospital of Carbondale, local school districts, Walmart, and Lowe’s. The subject is located along the W Main Street (IL Route 13), W Walnut Street, and N Illinois Avenue commercial corridor, which has seen recent multi-family, retail, and hospitality development. Regional access is provided by I-57 and I-55. Carbondale’s retail market includes approximately 3.8 million square feet of inventory, with stable vacancy and rental rate growth since 2021. As a tertiary market, commercial activity is driven largely by owner-occupants rather than speculative development, consistent with the subject’s current dealership use.

FLOOR PLAN

2200 W Ramada Ln., Carbondale, IL 62901



*Not to scale

PROPERTY PHOTOS & INFORMATION

2200 W Ramada Ln., Carbondale, IL 62901

FRONT OVERHEAD DOORS



DOCK DOOR



SIDE DRIVE-IN DOOR



SIDE EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



2.19 Acre Corner Lot

- Approximately 95,342 SF

Strong Frontage

- 233' & 315' of frontage

High Visibility

- Approximately 15,200 vehicles per day

Ample Parking

- 68 paved spaces

BPL Zoning

- Allows vehicle sales, retail, & similar uses

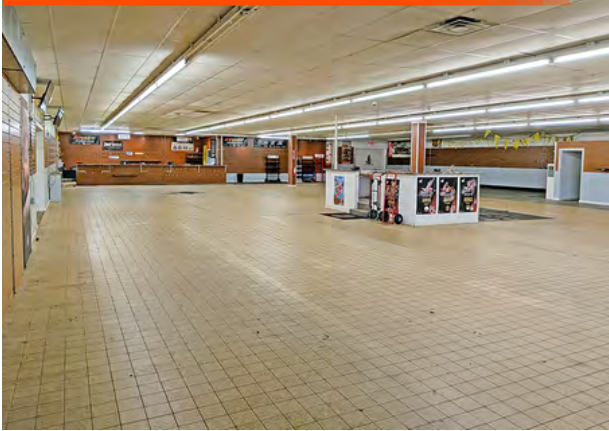
Durable Construction

- Masonry frame & concrete block walls

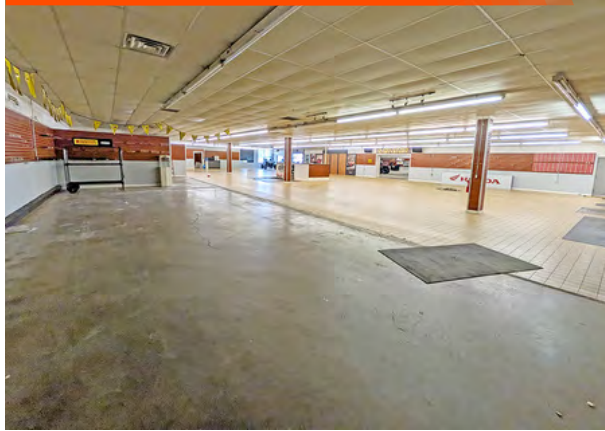
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SHOWROOM



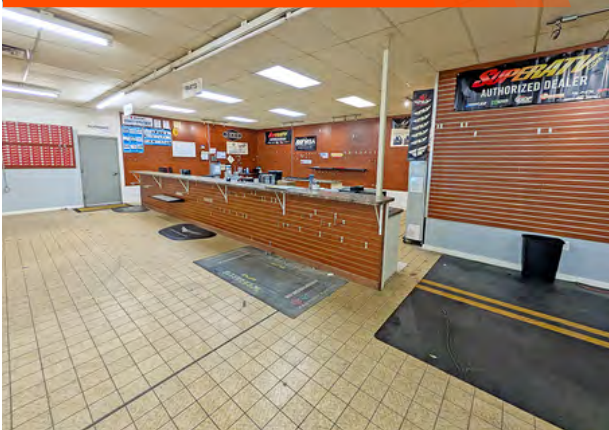
SHOWROOM



SHOWROOM



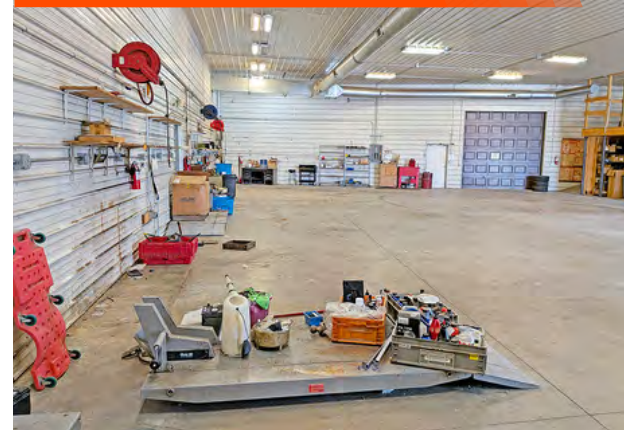
SHOWROOM COUNTER



WAREHOUSE



WAREHOUSE



10,735 SF Showroom

- Flexible retail & display space

11,984 SF Warehouse

- Flexible storage & service space

3 Truck Doors

- One equipped with a leveler

1,000 SF Office

- Dedicated administrative space

14' Clear Height

- Accommodates a variety of users

HVAC & Finishes

- Electric, heat, package cooling, & finished interiors

OFFICE/RETAIL PROPERTY SUMMARY

2200 W RAMADA LN., CARBONDALE, IL 62901

LISTING # 3316

LOCATION DETAILS:

Parcel #: 15-17-351-007
County: IL - Jackson
Zoning: Planned Business District

PROPERTY OVERVIEW:

Building SF: 22,719
Vacant SF: 22,719
Usable Sqft: 22,719
Min Divisible SF: 22,719
Max Contig SF: 22,719
Office SF: 1,000
Retail SF: 10,735
Signage: Yes
Lot Size: 2.19 Acres
Frontage: 315
Depth: Irregular
Parking Spaces: 68
Parking Surface Type: Paved Concrete

FINANCIAL INFORMATION:

Tax Year: 2025
Taxes: \$27,518.10

STRUCTURAL DATA:

Year Built: 1998
Yr Renovated: 2014
Building Class: C
Ceilings: 14'
Construction Type: Brick, Steel



SALE INFORMATION:

Sale Price: \$1,250,000
Price / SF: \$55.02

DEMOGRAPHICS:

Traffic Count: 15,200

PROPERTY DESCRIPTION:

This 22,719-square-foot retail vehicle showroom sits on a 2.19-acre (95,342 SF) corner lot at the intersection of W Ramada Lane and IL Route 13, with 233 feet of secondary frontage and 315 feet of tertiary frontage along a level, well-visible site carrying roughly 15,200 vehicles per day. Originally built in 1998, the building was expanded with an additional metal-building section and renovated into a recreational vehicle and powersports dealership in 2014.

Construction is a masonry frame with concrete block exterior walls, a flat roof with metal covering, and a poured concrete slab foundation. The building offers a 14-foot clear height, three truck doors (one with a leveler), electric heat and package-unit cooling, and interior finishes of carpet/linoleum/tile flooring, painted drywall, and acoustic ceiling panels. Site improvements include 68 paved, open-surface parking spaces (2.99 spaces per 1,000 SF), zoned BPL (Planned Business District) under the City of Carbondale, which permits large-item retail, motor vehicle sales, and similar commercial uses.



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