

5,200 SF Office/Retail Building for Sale

2266 Madison Ave., Granite City, IL 62040



Sale Price: \$265,000

- Office/Retail Opportunity situated at the Lighted Intersection of Madison Ave and 23rd Street
- 5,200 SF Commercial Building Consists of:
 - 10 Offices, Open Bullpen Area, Conference Room, 2 Break Rooms, Storage Area and Open Loft Area on Second Level

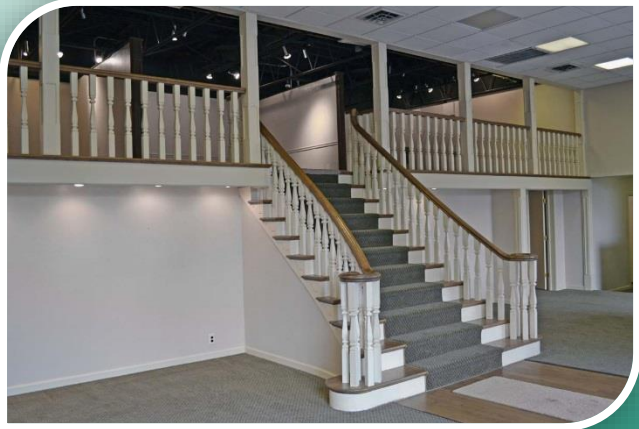
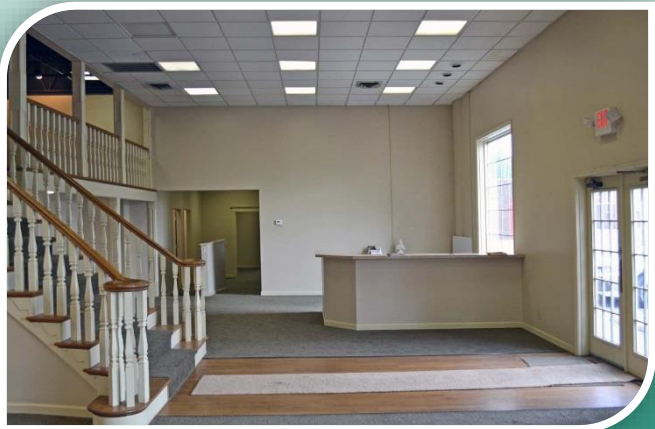
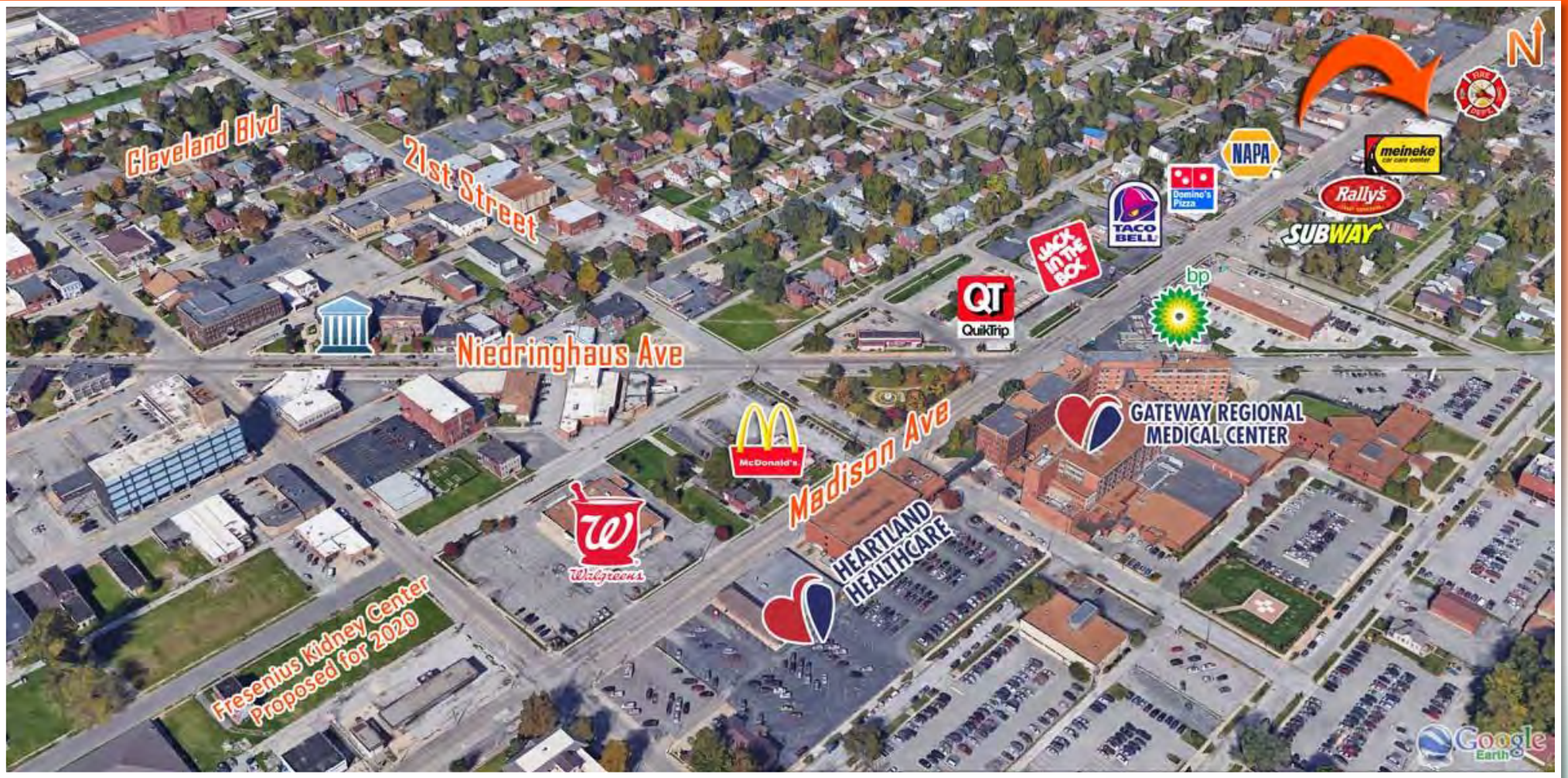
BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com

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.





BARBERMURPHY

Listing No: 2125

Office

2266 Madison Ave
Granite City, IL 62040

SALE INFORMATION:

For Sale: Yes
Sale Price: \$265,000
Sale Price/SF: \$50.88
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Office/Retail opportunity. 5200 sf building on Madison Ave at lighted intersection. 10 offices- open bullpen area, Conference room, 2 break rooms, storage area. Open loft area on second level.

Total SF Available: 5,208 SF
Min Divisible SF: 5,208 SF

SQUARE FOOT INFO:

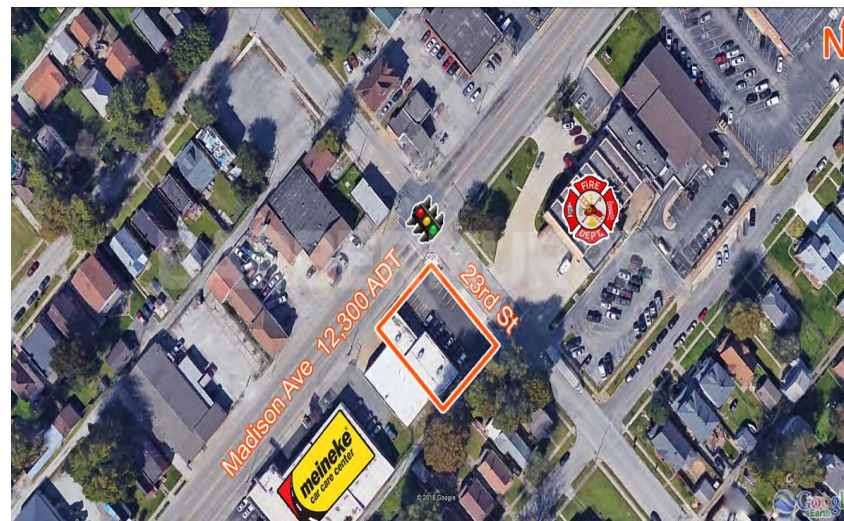
Building Total: 5,208 SF
Total Available: 5,208 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 5,208 SF
Retail: 5,208 SF
Min Divisible: 5,208 SF
Max Contiguous: 5,208 SF

LAND MEASUREMENTS:

Acres: 0.28
Frontage: 100 FT
Depth: 120 FT

PROPERTY INFORMATION:

Parcel No: 22-2-20-18-19-401-018	TIF: No	Parking: 16
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: C-4	Survey: No	Traffic Count: 12,300
Zoning By: Granite City	Environmental: No	Property Tax: \$5,694.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Office		



STRUCTURAL DATA:

Year Built: 1965	Clearance Min: 7'	Exterior: Brick
Rehab Year: 2014	Clearance Max: 12'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johne@barbermurphy.com
 Cell: (618) 570-8344