

# FOR SALE

2266 Madison Ave.,  
Granite City, IL 62040



OFFICE/RETAIL SPACE FOR SALE

**BARBERMURPHY**

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

**John L. Eichenlaub**  
Managing Broker  
Cell: (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.

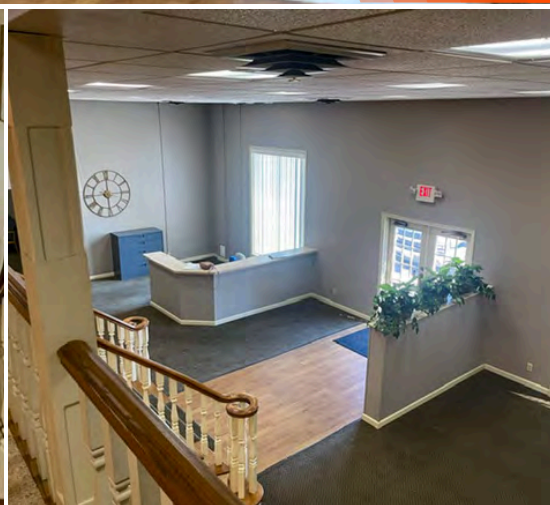
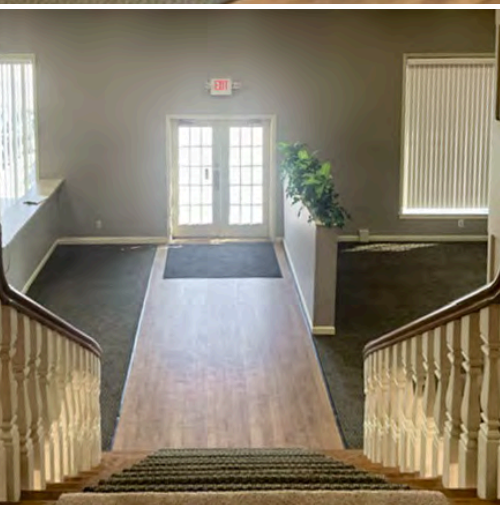


# Office/Retail Opportunity

**5,200 SF building on Madison Ave at lighted intersection.**

**10 offices, open bullpen area, conference room, 2 break rooms and a storage area.**

**5,208 SF Office Building**



**Open loft area on second level is 2,000 SF with 4 Offices and a breakroom.**

## PROPERTY HIGHLIGHTS



14 Offices



3 Break Room



Rehab Year  
2023



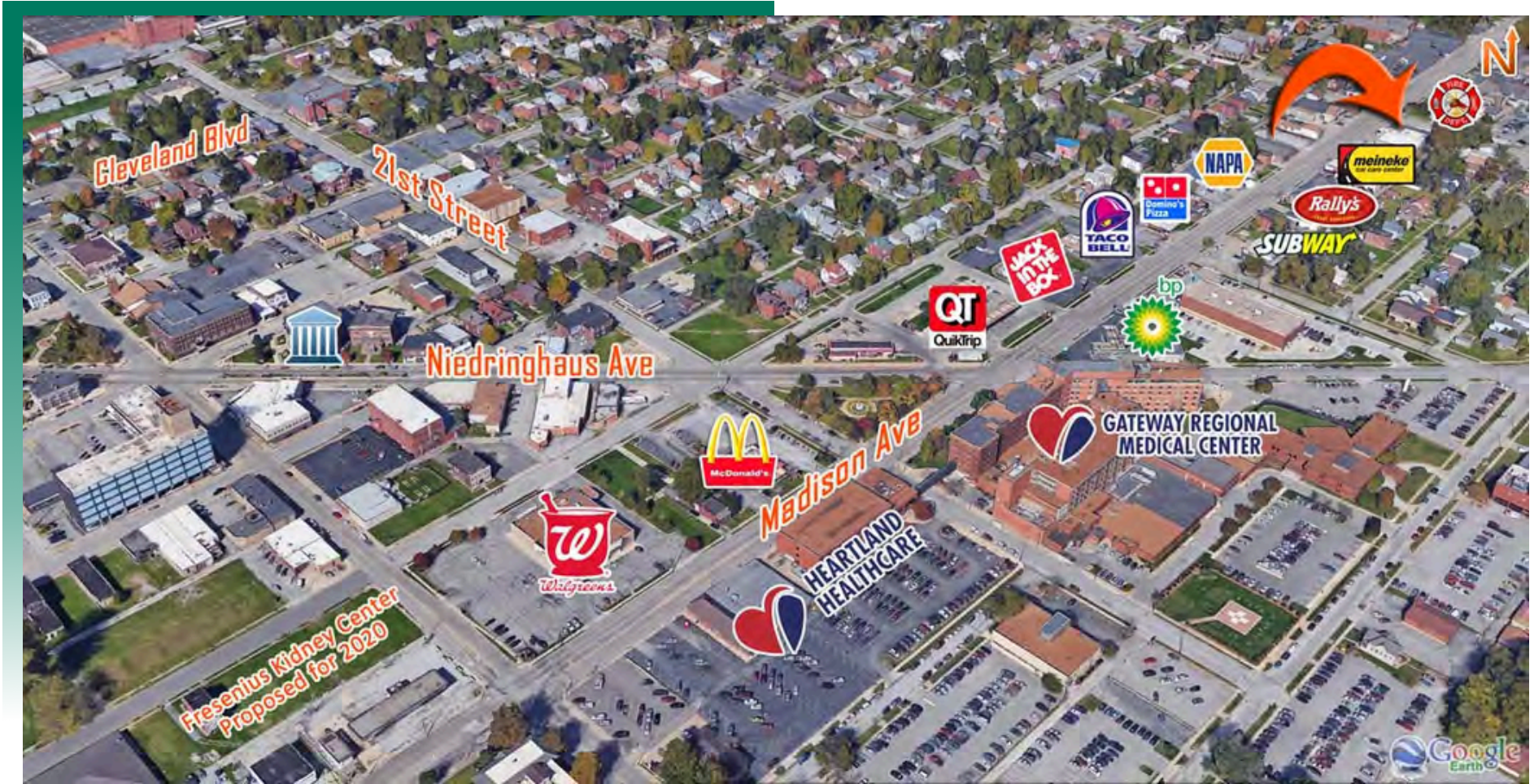
Reception  
Area



Brick  
Exterior

# AREA MAP

2266 Madison Ave., Granite City, IL 62040



## LOCATION OVERVIEW

Located at a lighted intersection. Surrounded by QSRs, and other businesses. High traffic/excellent visibility location.

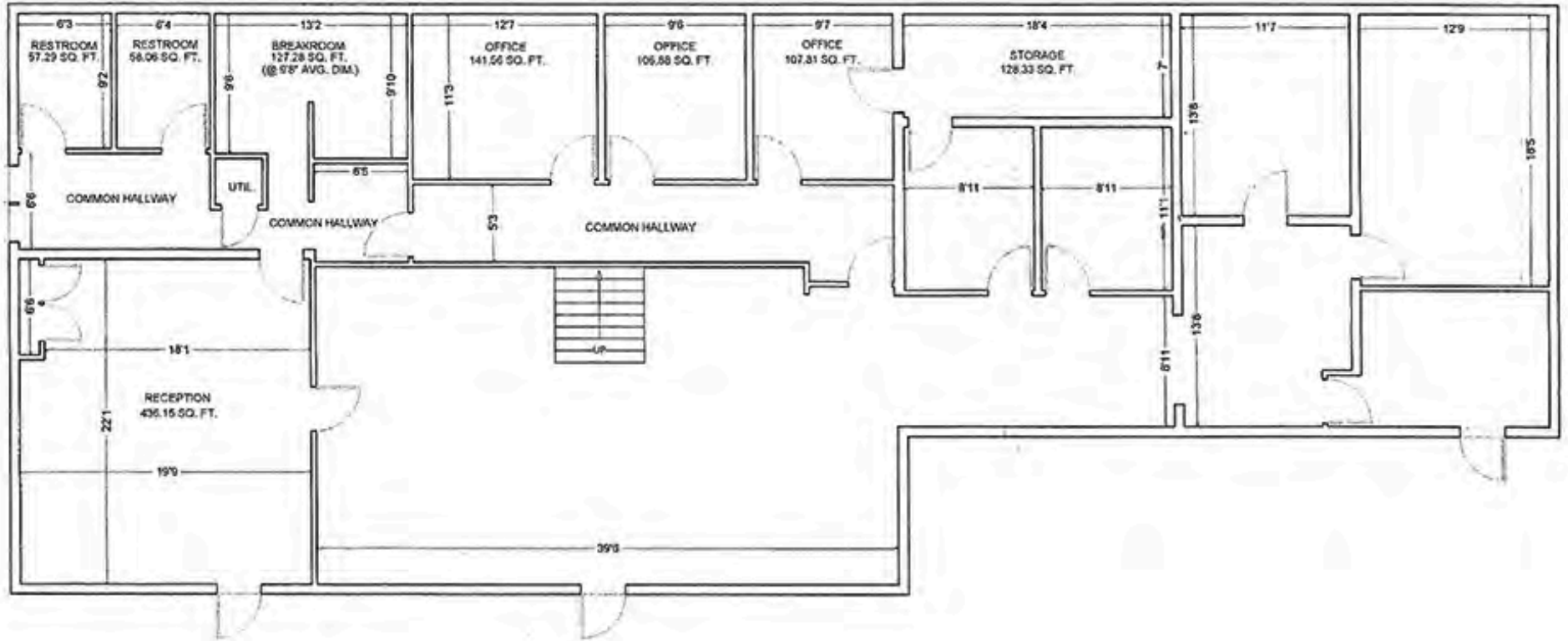
Frontage: 100'  
Depth: 120'

12,300  
Traffic Count

16 Parking  
Spaces

# FLOOR PLAN

2266 Madison Ave., Granite City, IL 62040



\*Not to scale

# PROPERTY PHOTOS

2266 Madison Ave., Granite City, IL 62040

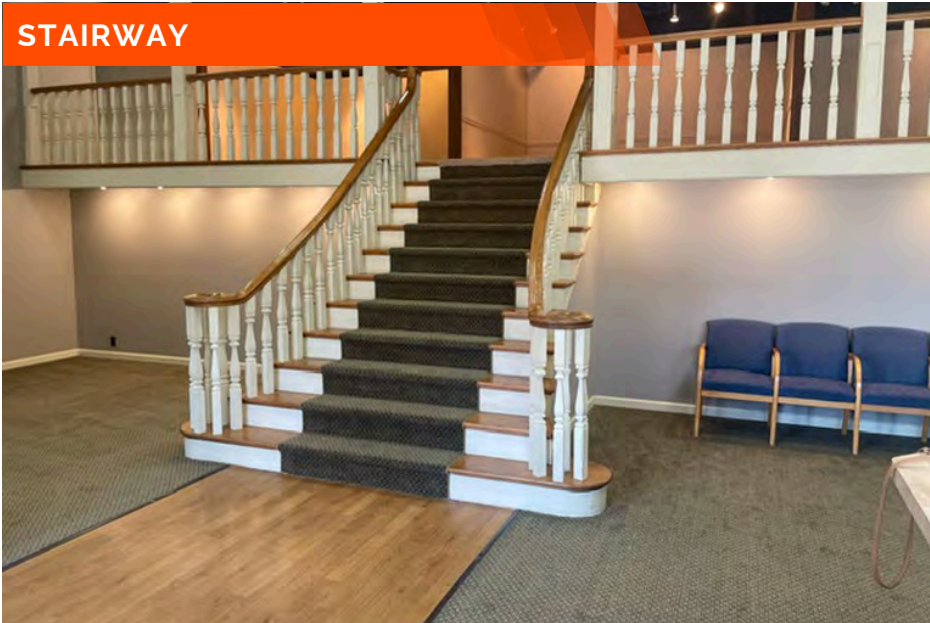
## INTERIOR OFFICE PHOTOS



# PROPERTY PHOTOS

2266 Madison Ave., Granite City, IL 62040

STAIRWAY



TOP OF STAIRWAY



VIEW FROM UPPER LEVEL



KITCHENETTE



# OFFICE/RETAIL PROPERTY SUMMARY

2266 MADISON AVE

**LISTING #** 2125

## LOCATION DETAILS:

Parcel #: 22-2-20-18-19-401-018  
County: IL - Madison  
Zoning: C-4 - Granite City

## PROPERTY OVERVIEW:

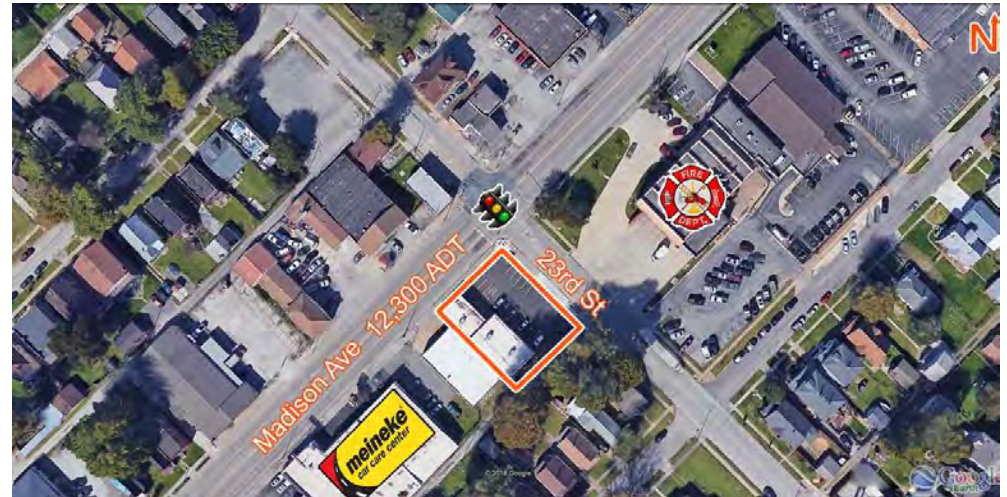
Building SF: 5,208  
Vacant SF: 5,208  
Usable Sqft: 5,208  
Min Divisible SF: 5,208  
Max Contig SF: 5,208  
Office SF: 5,208  
Retail SF: -  
Signage: -  
Lot Size: 0.28 Acres  
Frontage: 100'  
Depth: 120'  
Parking Spaces: 16  
Parking Surface Type: Concrete

## STRUCTURAL DATA:

Year Built: 1965  
Yr Renovated: 2023  
Building Class: -  
Ceilings: 7.0000 - 12.0000  
Construction Type: Brick

## TAX INCENTIVE ZONES:

TIF District: No  
Enterprise Zone: No  
Opportunity Zone: No



## SALE/LEASE INFORMATION:

Sale Price: \$265,000  
Price / SF: \$50.88

## FINANCIAL INFORMATION:

Taxes: \$5,834.88  
Tax Year: -

## DEMOGRAPHICS:

Traffic Count: 12300

## PROPERTY DESCRIPTION:

Office/Retail opportunity. 5,200 SF building on Madison Ave at lighted intersection. 10 offices, open bullpen area, conference room, 2 break rooms and a storage area. Open loft

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IL; MO