

2,374 SF Commercial Building for Sale

102 West Bethalto Dr., Bethalto, IL 62010



- Situated at a High Traffic Signalized Corner
- Total of 18,900 ADT (15,200 W Bethalto; 3,700 S Prairie)
- Great Site for Automotive Repair/Sales, Retail or Redevelopment
- Includes 3-Bays and 1,668 SF Canopy

Reduced Sale Price: \$229,000

BARBERMURPHY

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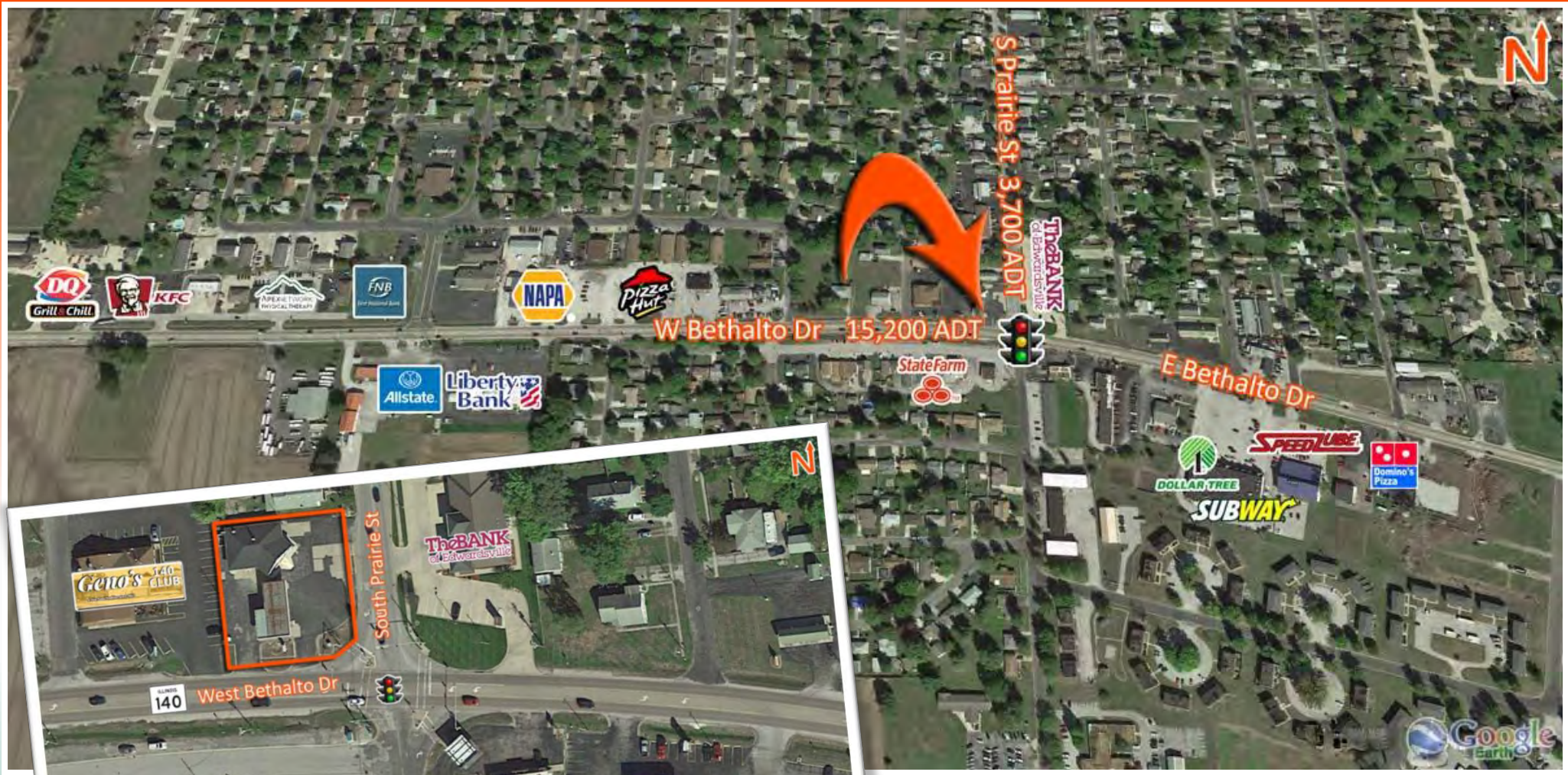
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



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Listing No: 2134

Retail
Total SF Available: 2,374 SF
Min Divisible SF: 2,374 SF

102 West Bethalto Dr
 Bethalto, IL 62010

SALE INFORMATION:

For Sale: Yes
Sale Price: \$229,000
Sale Price/SF: \$96.46
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

Signalized High Traffic Corner with a total of 18,900 ADT (W Bethalto & S Prairie). Great Site for Automotive Repair/Sales, Retail or Redevelopment. Includes 3-Bays, 1,668 SF Canopy. Underground fuel storage tanks have been removed.

SQUARE FOOT INFO:

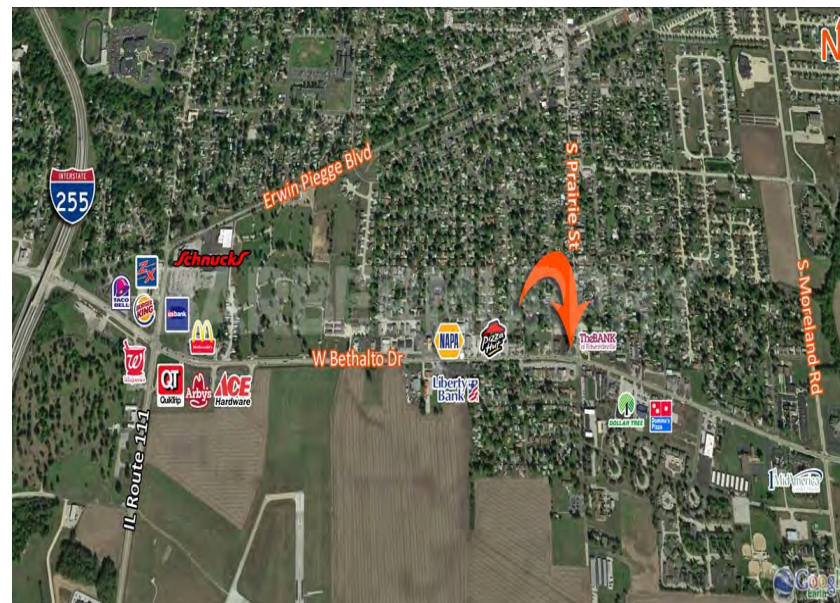
Building Total: 2,374 SF
Total Available: 2,374 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 100 SF
Retail: 2,274 SF
Min Divisible: 2,374 SF
Max Contiguous: 2,374 SF

LAND MEASUREMENTS:

Acres: 0.35
Frontage: 123 FT
Depth: 124 FT

PROPERTY INFORMATION:

Parcel No: 19-2-08-12-12-204-016/016.001	TIF:	Parking: 18
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: DC	Survey: No	Traffic Count: 18,900
Zoning By: Bethalto	Environmental: No	Property Tax: \$4,873.84
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Auto Repair		



STRUCTURAL DATA:

Year Built: 1980	Clearance Min: 10'	Exterior: Brick
Rehab Year:	Clearance Max: 14'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class:		

Listing Broker(s)

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