

FOR SALE

2900-2904 Maryville Rd
Granite City, IL 62040



4,640 SF CHURCH & 2 BEDROOM HOUSE



PRICE REDUCED

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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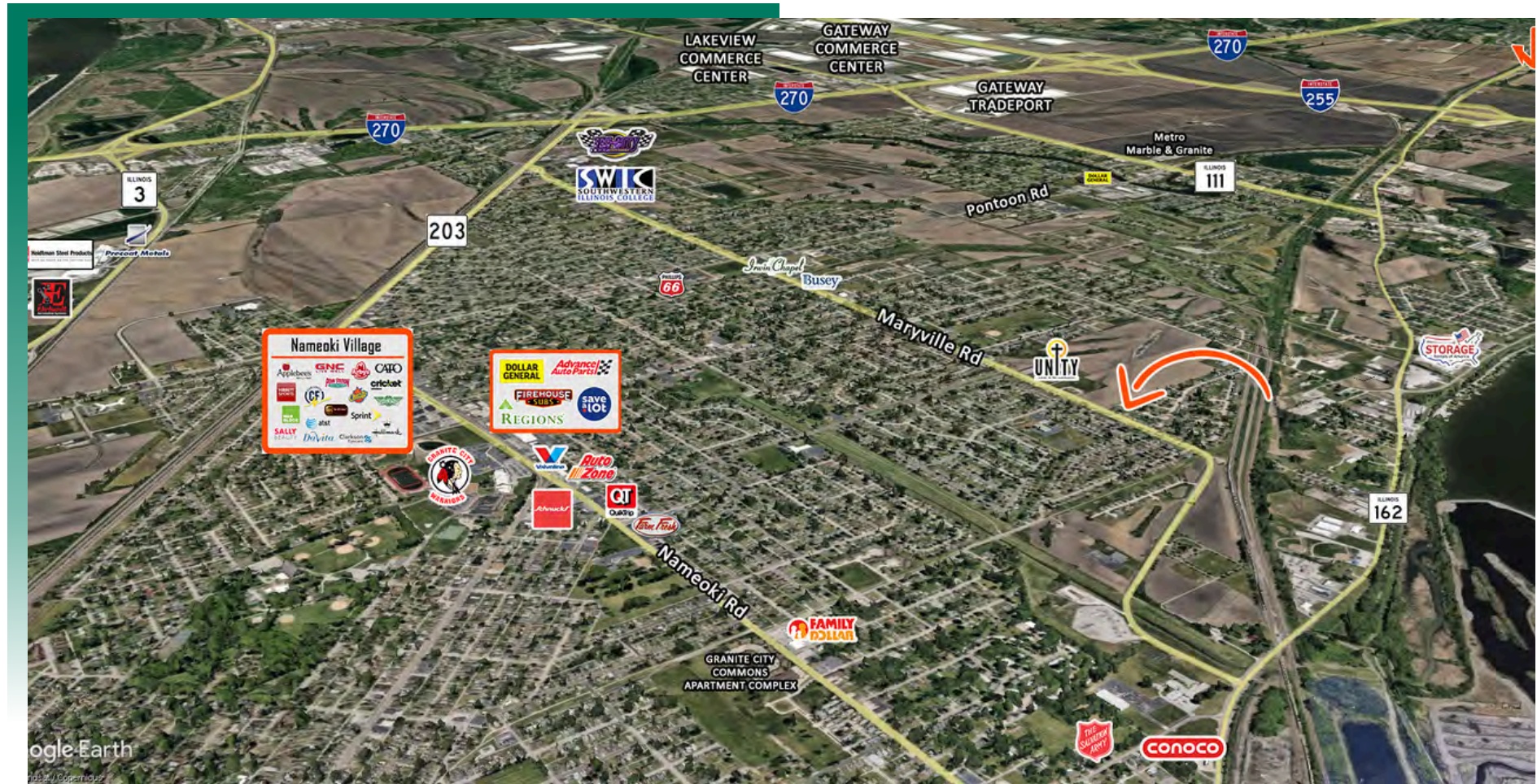
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2900-2904 Maryville Rd., Granite City, IL



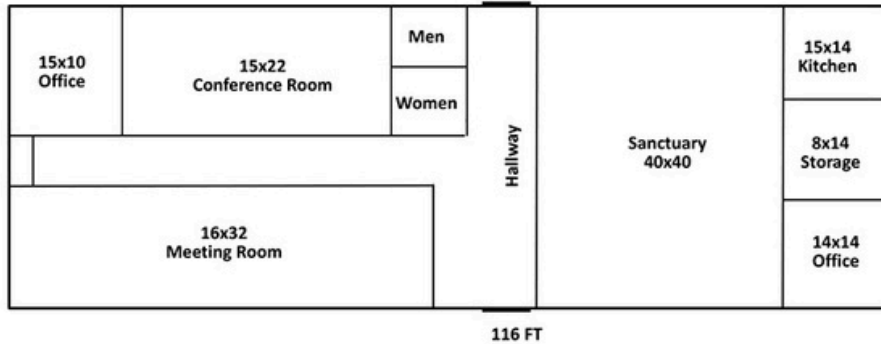
LOCATION OVERVIEW

Located on Maryville Rd 4 miles east of I-255.

PROPERTY PHOTOS - CHURCH

2900-2904 Maryville Rd., Granite City, IL

FLOOR PLAN



SANCTUARY



OFFICE



KITCHEN



Church has a 40x40 SF Sanctuary with, pews, baptismal and sound system. Includes 2 large open meeting areas, a small kitchen and two office.

PROPERTY PHOTOS - PARSONAGE

2900-2904 Maryville Rd., Granite City, IL

EXTERIOR



EXTERIOR - REAR



LIVING ROOM



BEDROOM



Parsonage is 1,242 SF and has 3 bedrooms and 1 bathroom and will need to be completely remodeled.

OFFICE/RETAIL PROPERTY SUMMARY

2900 - 2904 MARYVILLE ROAD

LISTING # 3061

LOCATION DETAILS:

Parcel #: 22-1-20-16-11-201-001
County: IL - Madison
Zoning: R-1

PROPERTY OVERVIEW:

Building SF: 5,882
Vacant SF: 5,882
Usable Sqft: 5,882
Min Divisible SF: 5,882
Max Contig SF: 6,882
Office SF: 328
Signage: Wood
Lot Size: 1.86 Acres
Frontage: 208
Depth: 387
Parking Spaces: 50
Parking Surface Type: Rock

STRUCTURAL DATA:

Year Built: 1971
Building Class: D
Ceilings: 8'-14'
Construction Type: Exterior - Block

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$245,000
Price / SF: \$41.65

DEMOGRAPHICS:

Traffic Count: 3,600

Property Description

4,640 SF Church Building and a 1,242 SF House For Sale. Church has a 40x40 SF Sanctuary with pews, baptismal and sound system, two large open meeting areas, a small kitchen and two offices. Parsonage is 1,242 SF and has 3 bedrooms and 1 bathroom and will need to be completely remodeled.

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