

FOR SALE

404 West Bethalto,
Bethalto, IL 62010



2,680 SF PROFESSIONAL OFFICE / MEDICAL BUILDING FOR SALE

BARBERMURPHY

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

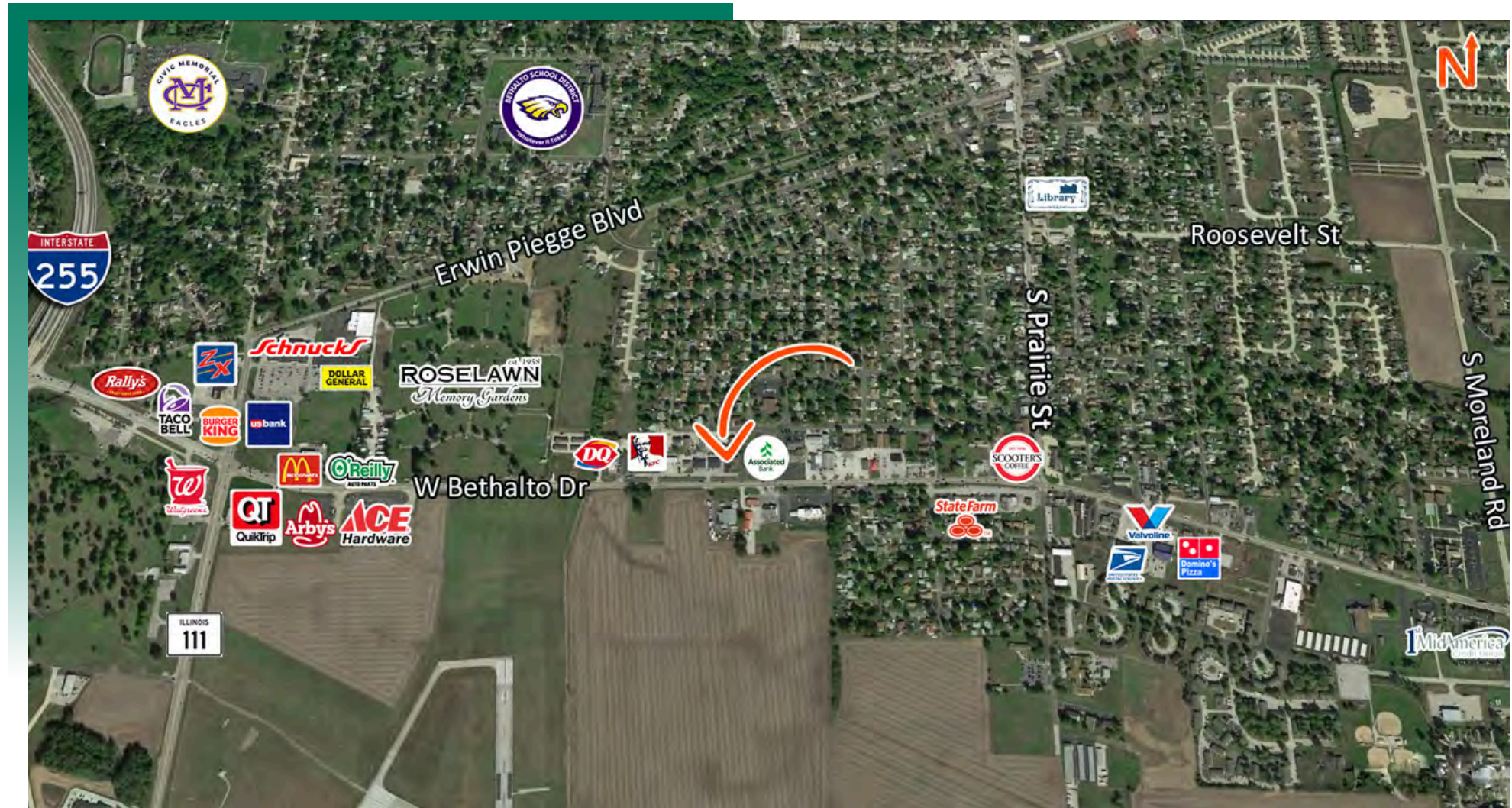
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

404 West Bethalto, Bethalto, IL 62010



LOCATION OVERVIEW

The building is strategically situated in a heavy retail/office location just off I-255, averaging 10,350 cars per day.



MONUMENT
SIGNAGE



I-255

EXIT

EXIT 10

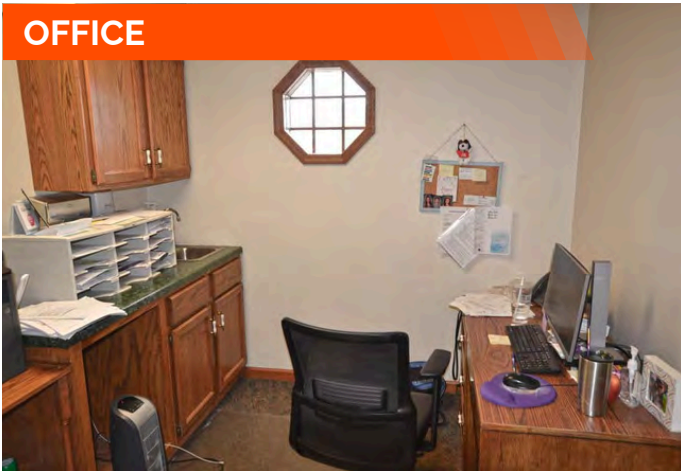
PROPERTY HIGHLIGHTS

404 West Bethalto, Bethalto, IL 62010

RECEPTION AREA



OFFICE



RECEPTION AREA



(2) PRIVATE OFFICES



(5) EXAM ROOMS



RECEPTION AREA



BREAKROOM



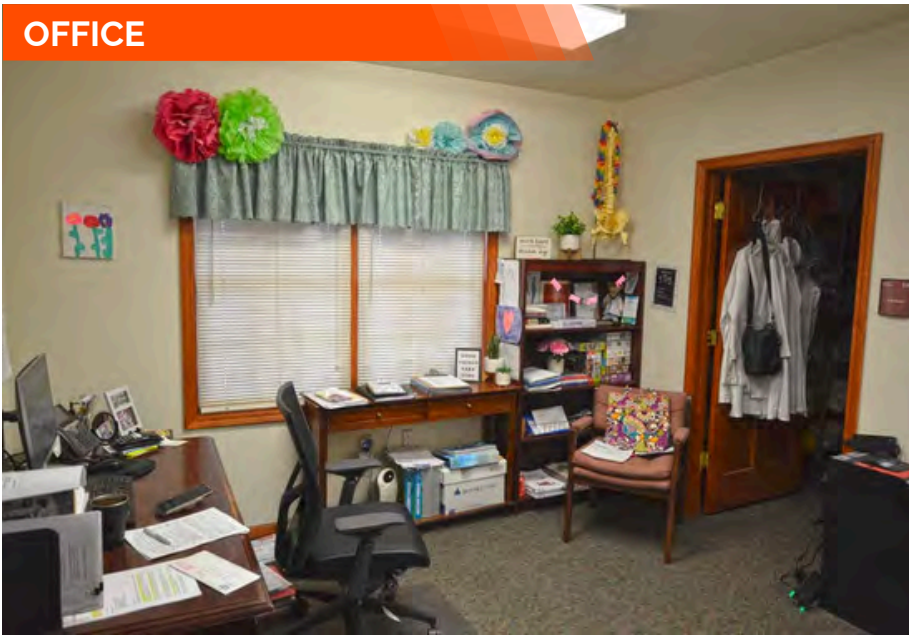
15 PARKING SPACES

2,680 SF office building is equipped with heating and cooling systems throughout the building, ensuring a comfortable environment year-round. It includes a reception area, nurse station, lab area and 5 exam rooms. Additionally the property features a breakroom, 2 offices and a partial basement with a restroom.

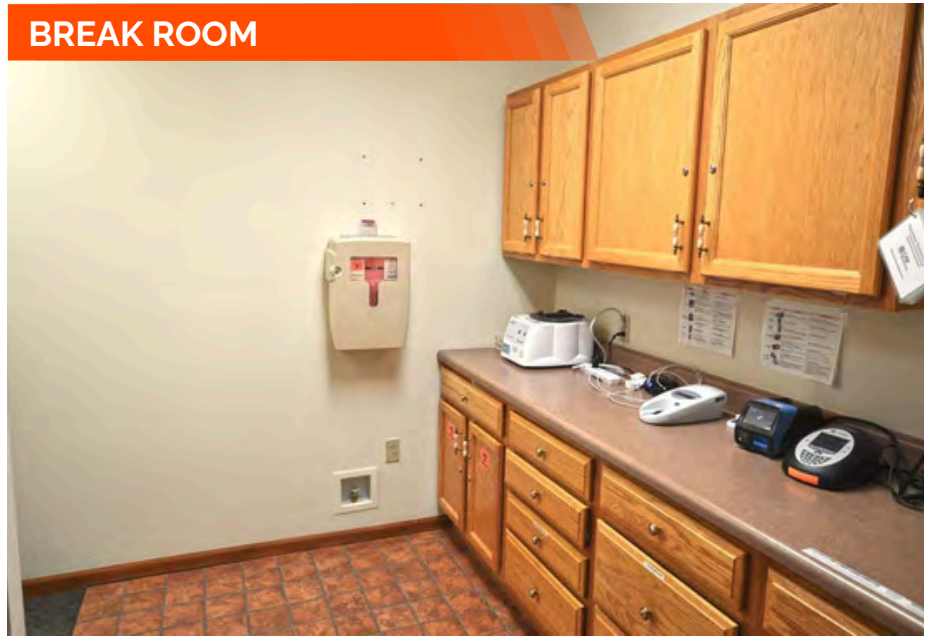
INTERIOR PHOTOS

404 West Bethalto, Bethalto, IL 62010

OFFICE



BREAK ROOM



MEETING ROOM



EXAM ROOM



OFFICE/RETAIL PROPERTY SUMMARY

404 WEST BETHALTO DRIVE

LISTING # 2801

LOCATION DETAILS:

Parcel #: 19-2-08-12-11-201-038
County: IL - Madison
Zoning: GC

PROPERTY OVERVIEW:

Building SF: 2,680
Usable Sqft: 2,680
Min Divisible SF: 2,680
Office SF: 2,680
Signage: Monument
Lot Size: 0.30 Acres
Frontage: 60'
Depth: 132'
Parking Spaces: 15

STRUCTURAL DATA:

Year Built: 1986

Yr Renovated: 2003

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$375,000
Price / SF: \$139.93

FINANCIAL INFORMATION:

Taxes: \$9,138.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 10,350

PROPERTY DESCRIPTION:

2,680 SF office / medical building. Building consists of: reception area, nurse station, lab area, 5 exam rooms, breakroom, 2 offices and a partial basement with a restroom. Zoned HVAC



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