

# SALE

## 1850 E. BROADWAY SALE

1850 E. Broadway Alton, IL 62002



**SALE PRICE**

**\$149,000**

**Rick Lauschke**

(618) 444-9182

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### PROPERTY DESCRIPTION

This two story building could have office/retail throughout or office/retail on the main floor front portion and potential storage/warehouse space in the back or office warehouse on first floor and an apartment on the second floor. There is a roll-up door with exterior ramp to drive in the back warehouse space. The second floor could be used for an apartment or additional office space. As an investor, you could have one to two commercial rental units on the first floor and an apartment on the second floor. As a retail operator you could use the first floor for retail and live on the second floor. There is handicap ramp access to the front office/retail entrance door. Average Daily Traffic count is 10,700 VPD. This is located in a HUB Zone.

### PROPERTY HIGHLIGHTS

- Located in a HUB Zone
- Handicap Ramp For Access
- 10,700 VPD Average Traffic Count
- Drive-in Dock Door

### OFFERING SUMMARY

Sale Price:	\$149,000
Lot Size:	7,449 SF
Building Size:	4,687 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,324	28,956	82,075
Total Population	6,220	59,183	181,087
Average HH Income	\$42,716	\$57,979	\$64,273

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