

FOR SALE

13,500 SF

**Wood River Commons
1126-1144 Vaughn Rd.
Wood River, Illinois 62095**

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INVESTMENT PROPERTY FOR SALE

- 13,500 SF Investment Property
- Plenty of parking with monument sign along Vaughn Rd.
- Less than 2 miles from Interstate 255
- Professionally Managed
- Located in Wood River Commons Strip Center between Wal-Greens & McDonald's. Tenants include China King, Cloud 9, Apex Physical Therapy, and Prima Cheer
- Financials and Pro Forma available to qualified investors
- **List Price: \$1,375,000**

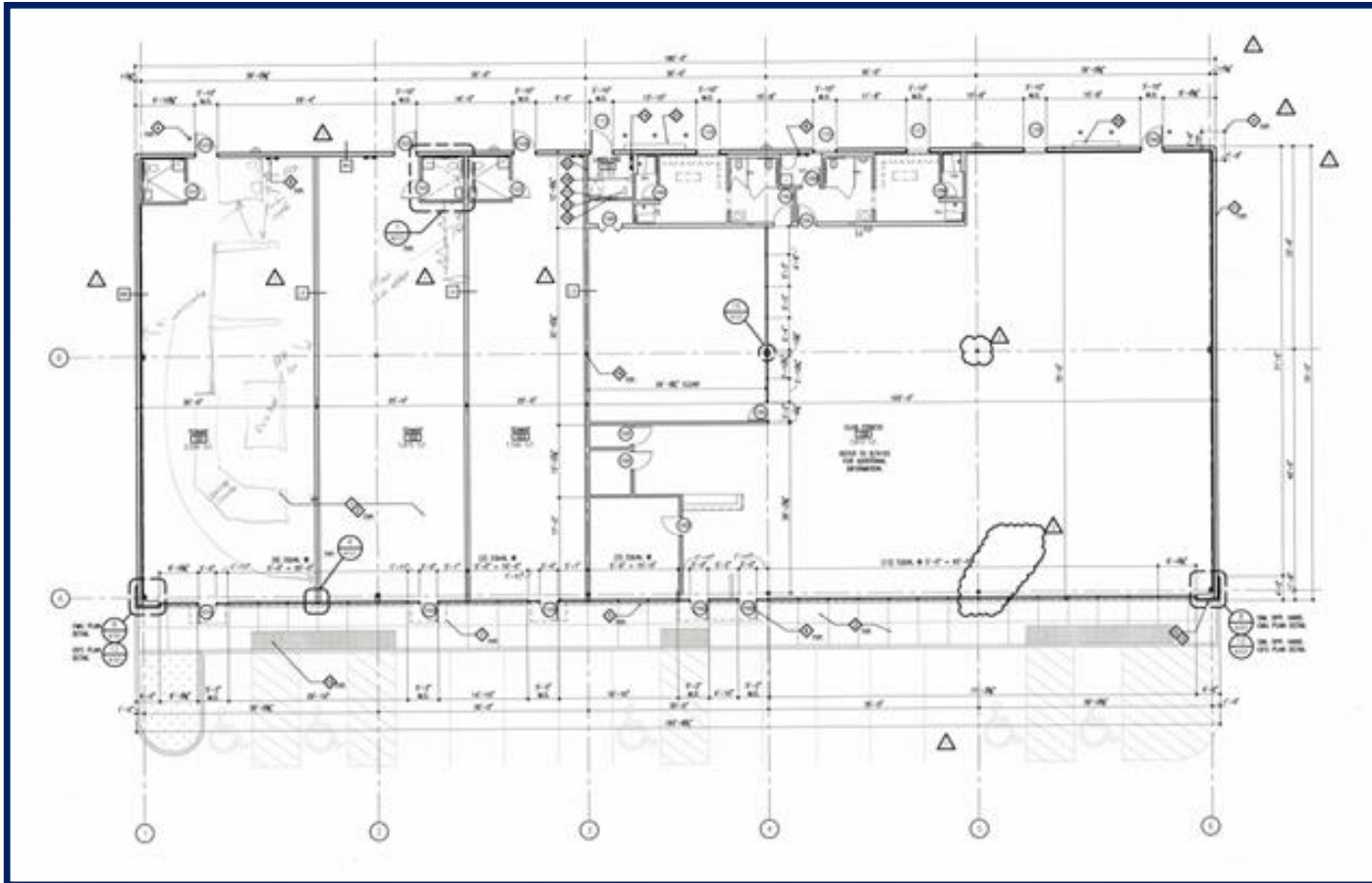
Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

FLOOR PLANS

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AERIAL

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COMMERCIAL BUILDING INFORMATION

Building Name: Wood River Commons Strip Center-Investment Property

Address: 1126-1144 Vaughn Road

City: Wood River IL 62095 Madison County

Building Size: 13,500 Total SF

Useable/Rentable: U

Year Built: 2009

Ceiling Height: Varies

Overhead Doors: N/A

Lot Size: 2.50 Acres

Parking Spaces: 103

Zoning: City Of WoodRiver

Permanent Parcel #: 19-2-08-22-20-401-024

Taxes (Year): 2023/\$30,707.16

Lease _____

Sale Price: \$1,375,000

Comments: Investment Property
Monument signage along Vaughn Road. 12,000 vehicles per day.
Located approximately 15 miles from St. Louis, MO.
Intersection of IL State Rt 143 & Vaughn Road in central business district.

KUNKEL COMMERCIAL GROUP

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