

FOR SALE

211 E Madison Ave.,
Wood River, IL 62095



PROFESSIONAL OFFICE/RETAIL BUILDING

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

Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com

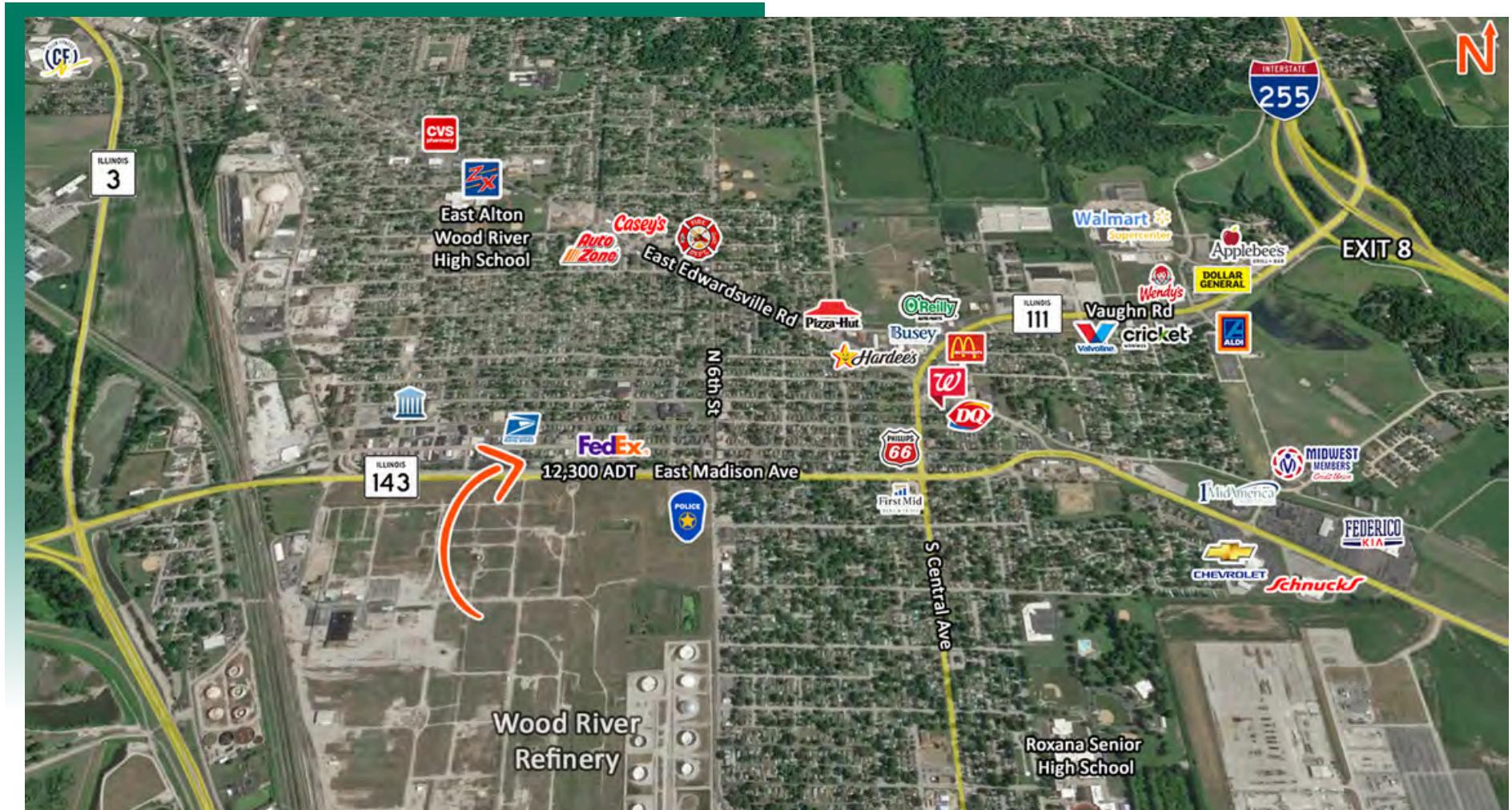
Joe Hardin
Broker Associate
Office: (618) 277-4400 (Ext. 16)
Cell: (618) 660-8759
joeh@barbermurphy.com



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

211 E Madison Ave., Wood River, IL 62095

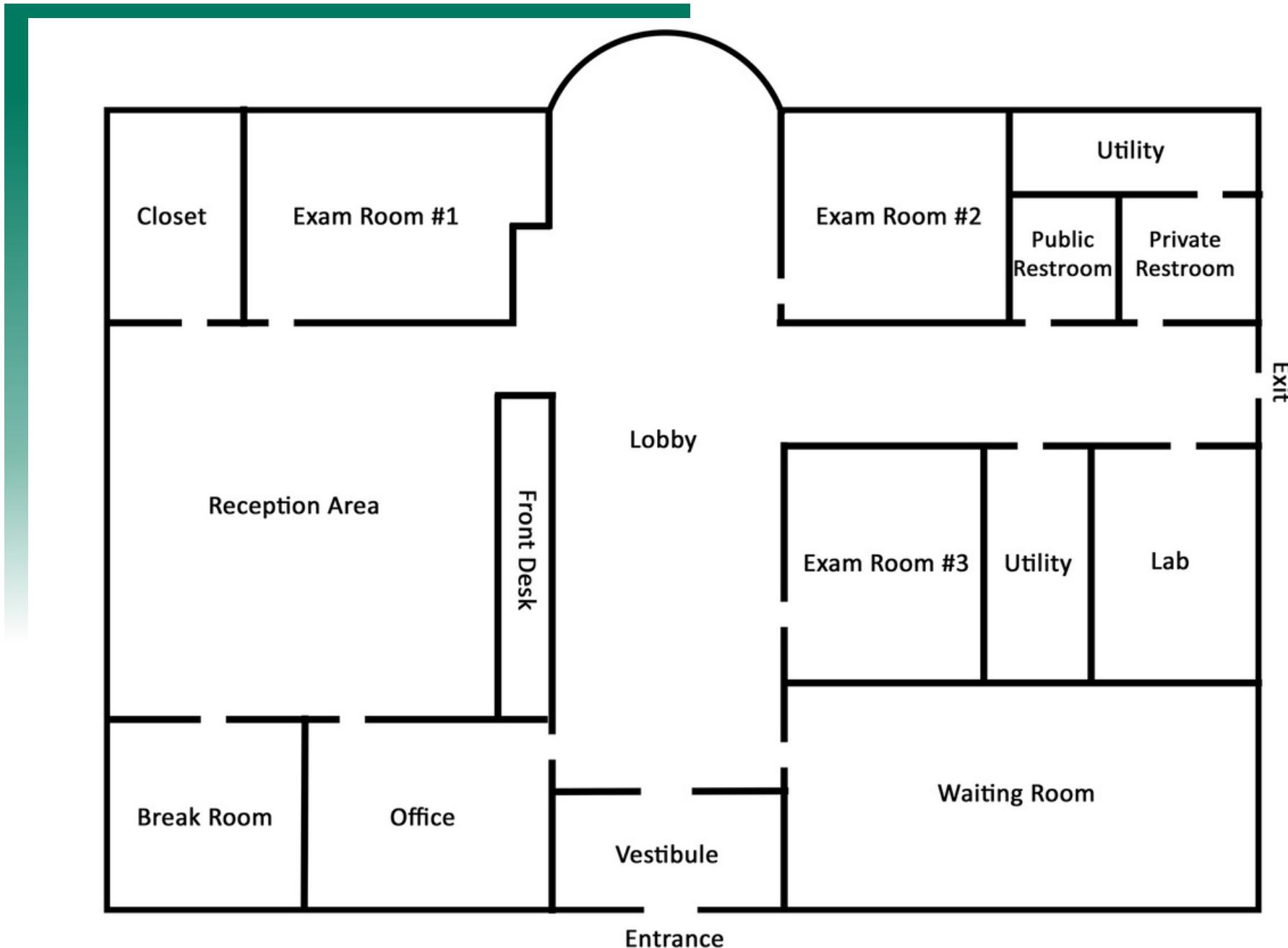


LOCATION OVERVIEW

Excellent frontage on Madison Avenue (Highway 143), with a high traffic count of 12,300 cars per day (CPD).

FLOOR PLAN

211 E Madison Ave., Wood River, IL 62095

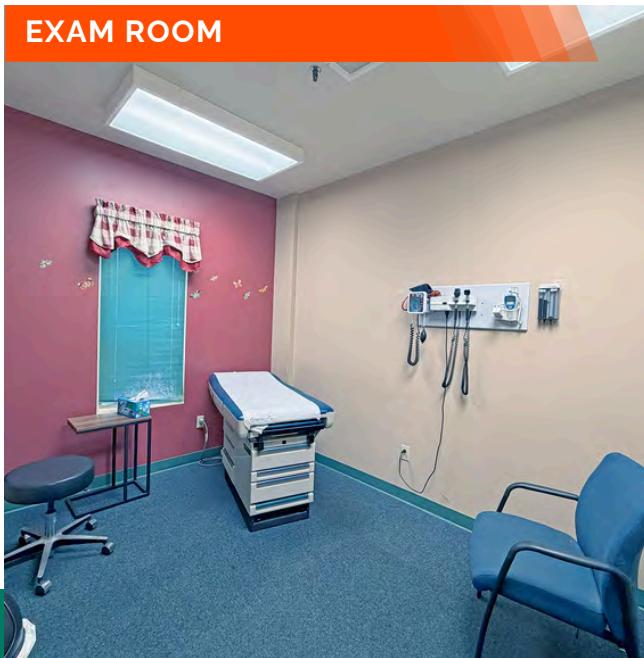


*Not to scale

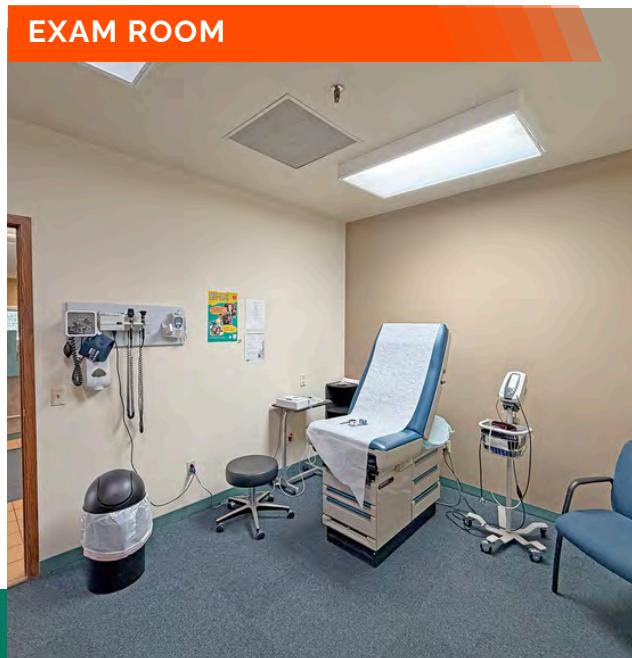
PROPERTY PHOTOS

211 E Madison Ave., Wood River, IL 62095

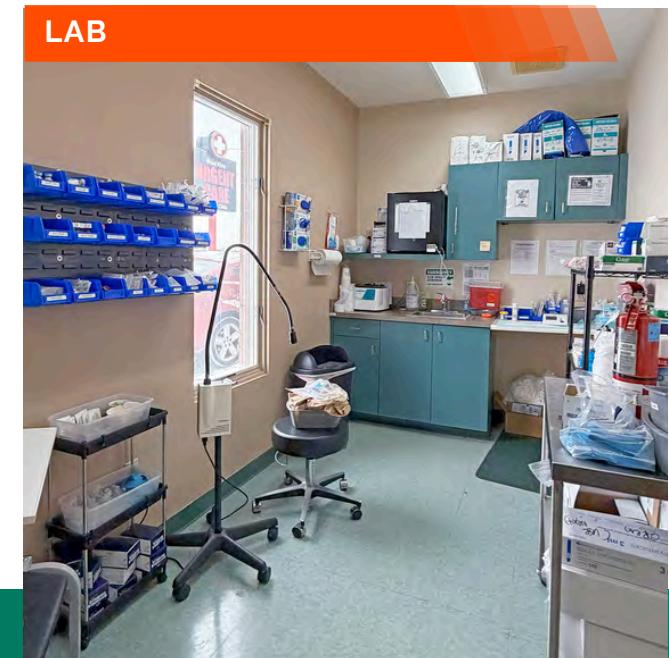
EXAM ROOM



EXAM ROOM



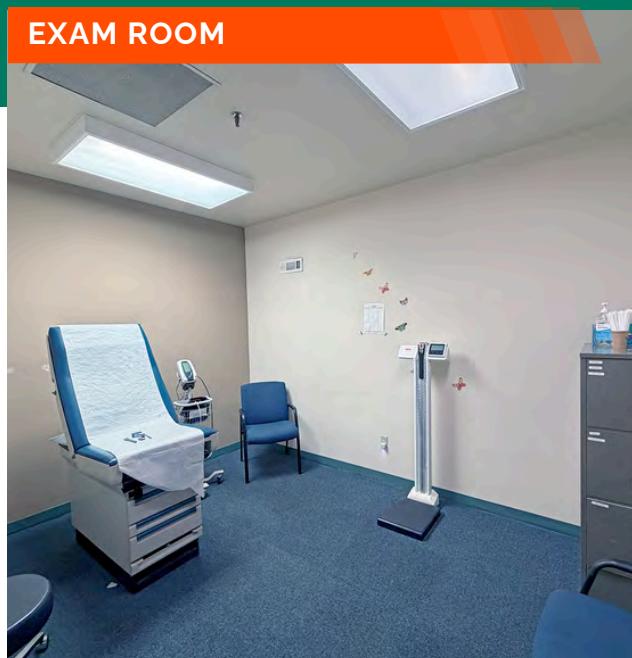
LAB



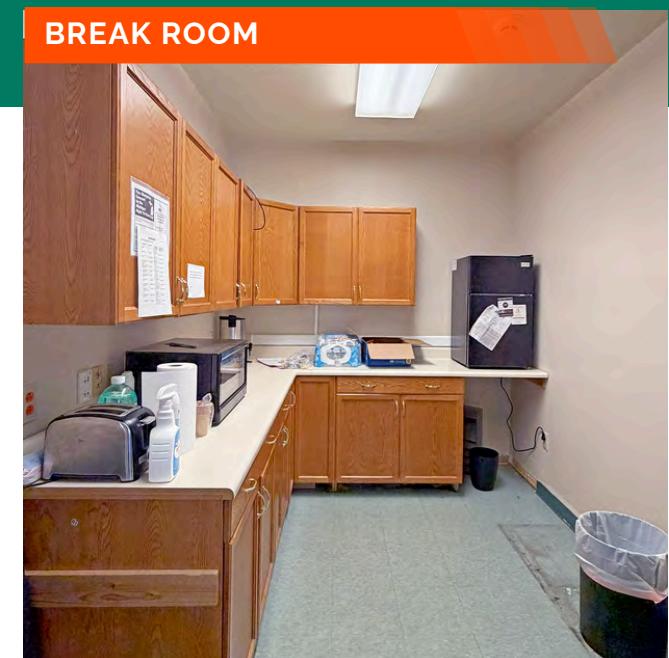
EXAM ROOM



EXAM ROOM



BREAK ROOM



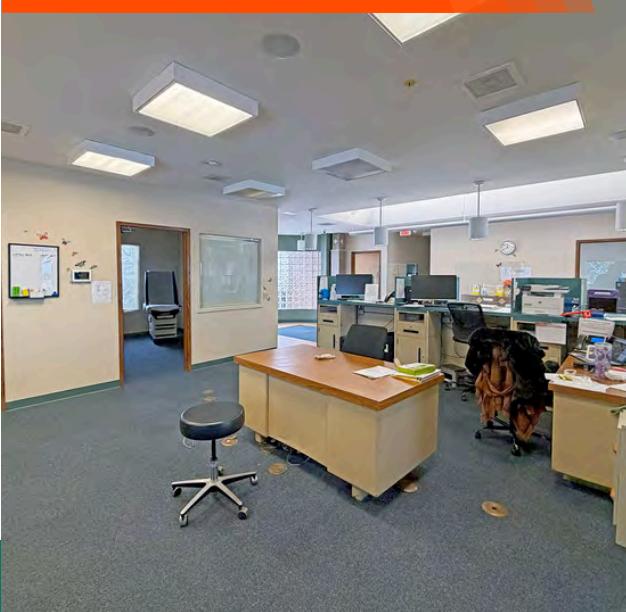
PROPERTY PHOTOS

211 E Madison Ave., Wood River, IL 62095

FRONT DESK/LOBBY



STAFF OFFICE AREA



WAITING ROOM & KITCHENETTE



LOBBY



OFFICE



WAITING ROOM & KITCHENETTE



OFFICE/RETAIL PROPERTY SUMMARY

211 EAST MADISON AVE

LISTING # 3169

LOCATION DETAILS:

Parcel #: 19-2-08-27-05-105-034

County: IL - Madison

Zoning: Downtown Business - City of Wood River



PROPERTY OVERVIEW:

Building SF: 2,539

Vacant SF: 2,539

Usable Sqft: 2,539

Min Divisible SF: 2,539

Max Contig SF: 2,518

Office SF: 2,539

Retail SF: 2,539

Signage: Monument

Lot Size: 0.62 Acres

Frontage: 241

Depth: 107

Parking Spaces: 19

Parking Surface Type: Asphalt

SALE INFORMATION:

Sale Price: \$225,000

Price / SF: \$88.62

FINANCIAL INFORMATION:

Taxes: \$5,988.54

Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 12,300

PROPERTY DESCRIPTION:

Professional office/retail building for sale on the main thoroughfare in Wood River, IL. (Route 143) with approximately 12,300 cars per day. Interior office area consists of reception area; 5 offices; Conference Room and Kitchen area. 2 Bay Drive Thru. The City of Wood River Police Station Facility is across street. The building is approximately 2,539 SF and an all-brick structure. It is currently operating as an Urgent Care facility (formerly a bank). Could potentially be used for a salon, dental office, general medical, professional office space, or specialty retail. Currently configured with a large reception and entry area, three exam rooms, three separate offices, two utility rooms, and two ADA-compliant restrooms. Please refer to the attached Floor Plan for details. The building includes a covered drive-thru. Asphalt parking lot with 19 spaces.

STRUCTURAL DATA:

Year Built: 1996

Yr Renovated: 2021

Building Class: B

Ceilings: 9' - 12'

Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400 BARBERMURPHY.COM

KATIE BUSH

Broker Associate

O: (618) 277-4400

C: (701) 213-3301

katieb@barbermurphy.com

JOE HARDIN

Broker Associate

O: (618) 277-4400

C: (618) 660-8759

joeh@barbermurphy.com