

FOR SALE

211 E Madison Ave.,
Wood River, IL 62095



PROFESSIONAL OFFICE/RETAIL BUILDING

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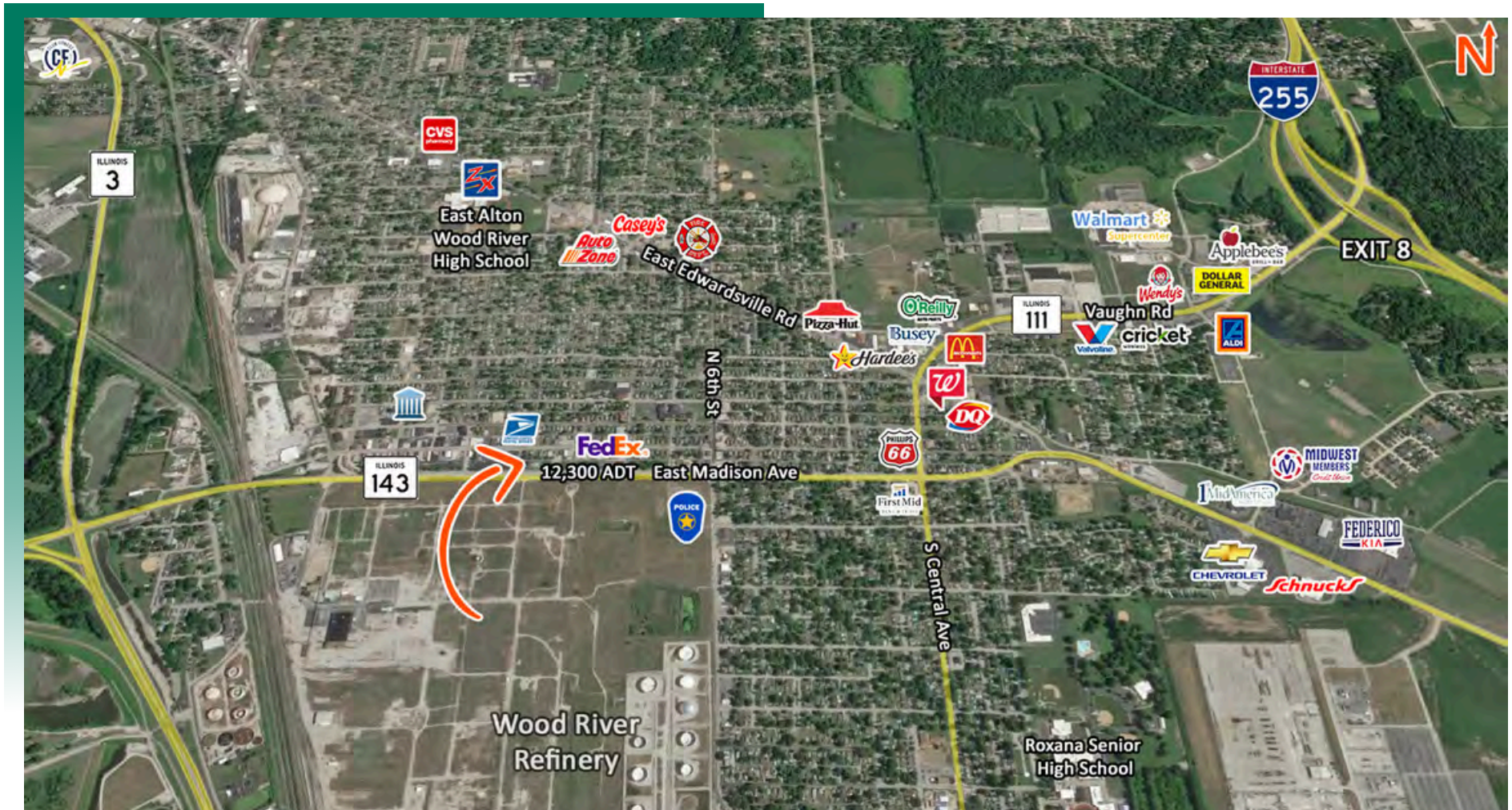
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

211 E Madison Ave., Wood River, IL 62095

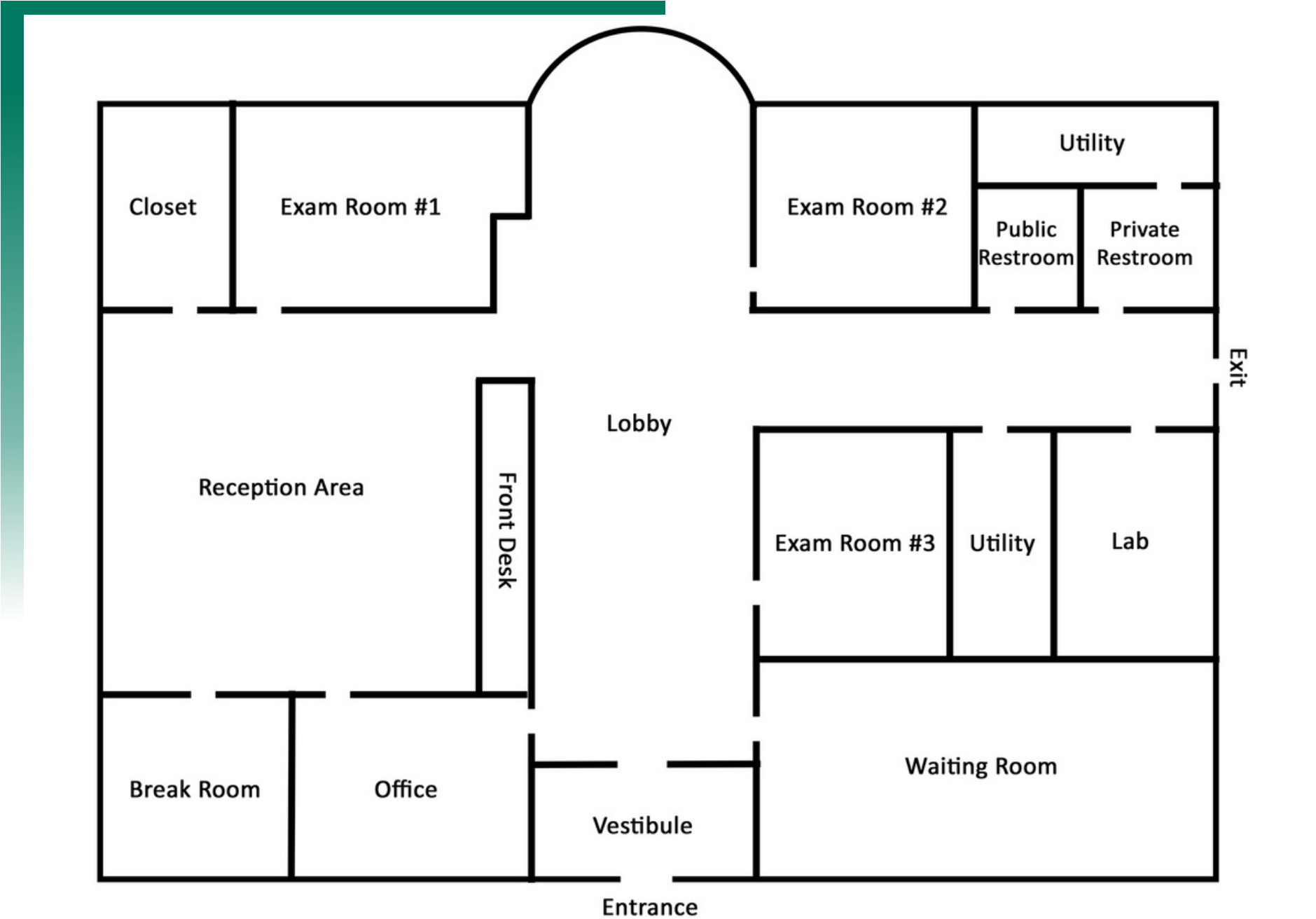


LOCATION OVERVIEW

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

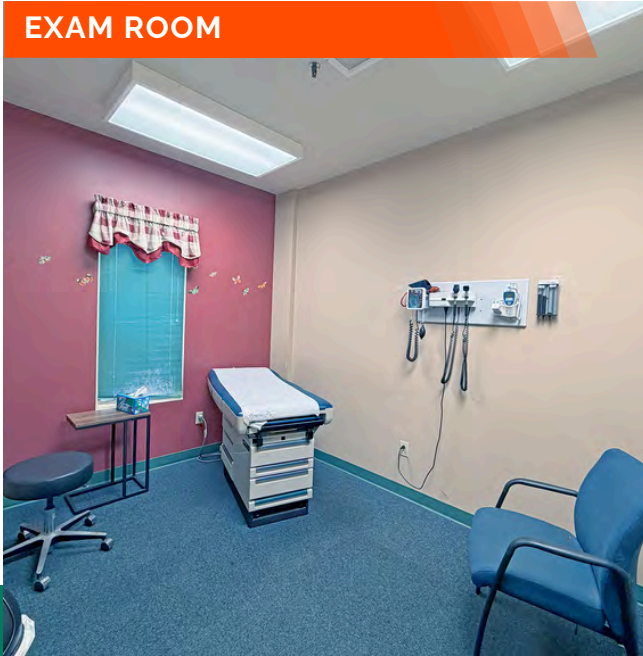


*Not to scale

PROPERTY PHOTOS

211 E Madison Ave., Wood River, IL 62095

EXAM ROOM



EXAM ROOM



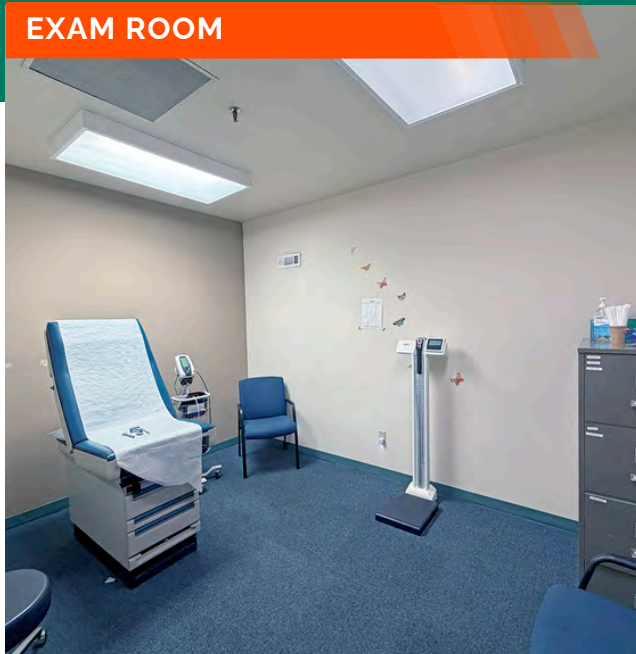
LAB



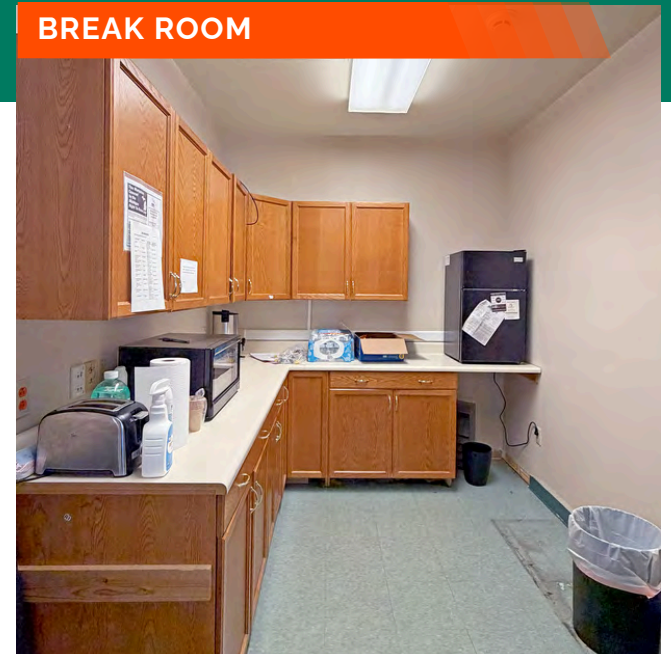
EXAM ROOM



EXAM ROOM



BREAK ROOM



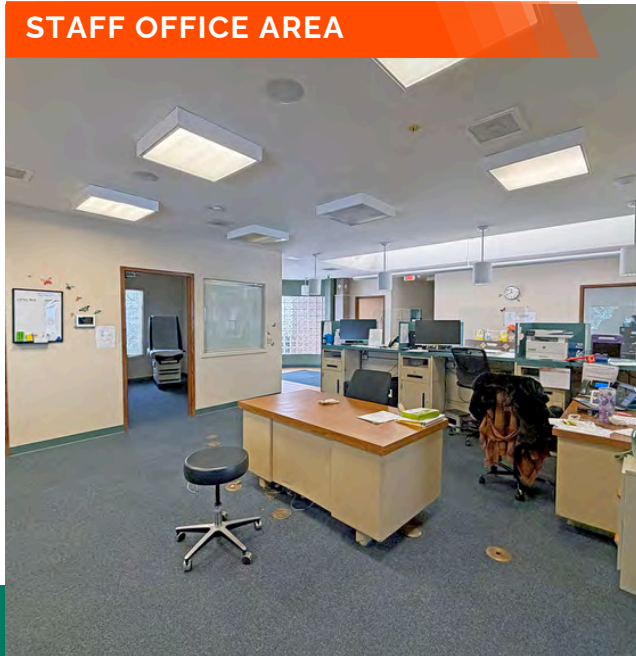
PROPERTY PHOTOS

211 E Madison Ave., Wood River, IL 62095

FRONT DESK/LOBBY



STAFF OFFICE AREA



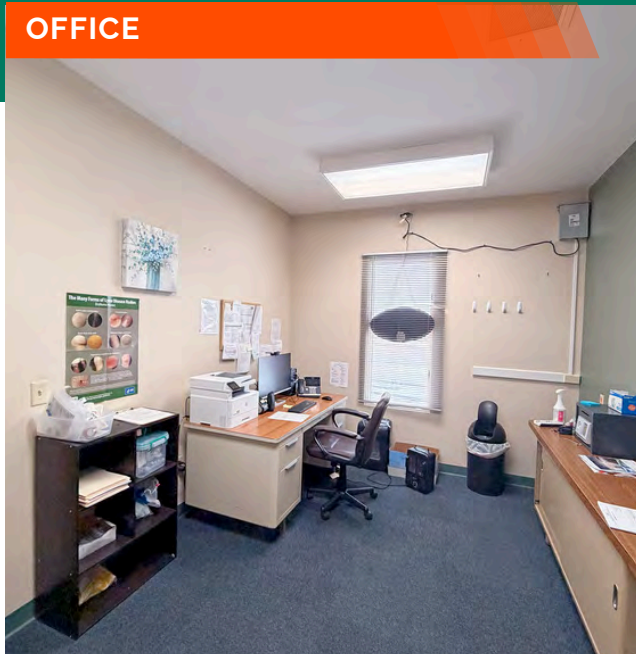
WAITING ROOM & KITCHENETTE



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

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



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.



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