

FOR SALE

2721 Madison Ave.
Granite City, IL 62040



1,560 SF RETAIL BUILDING

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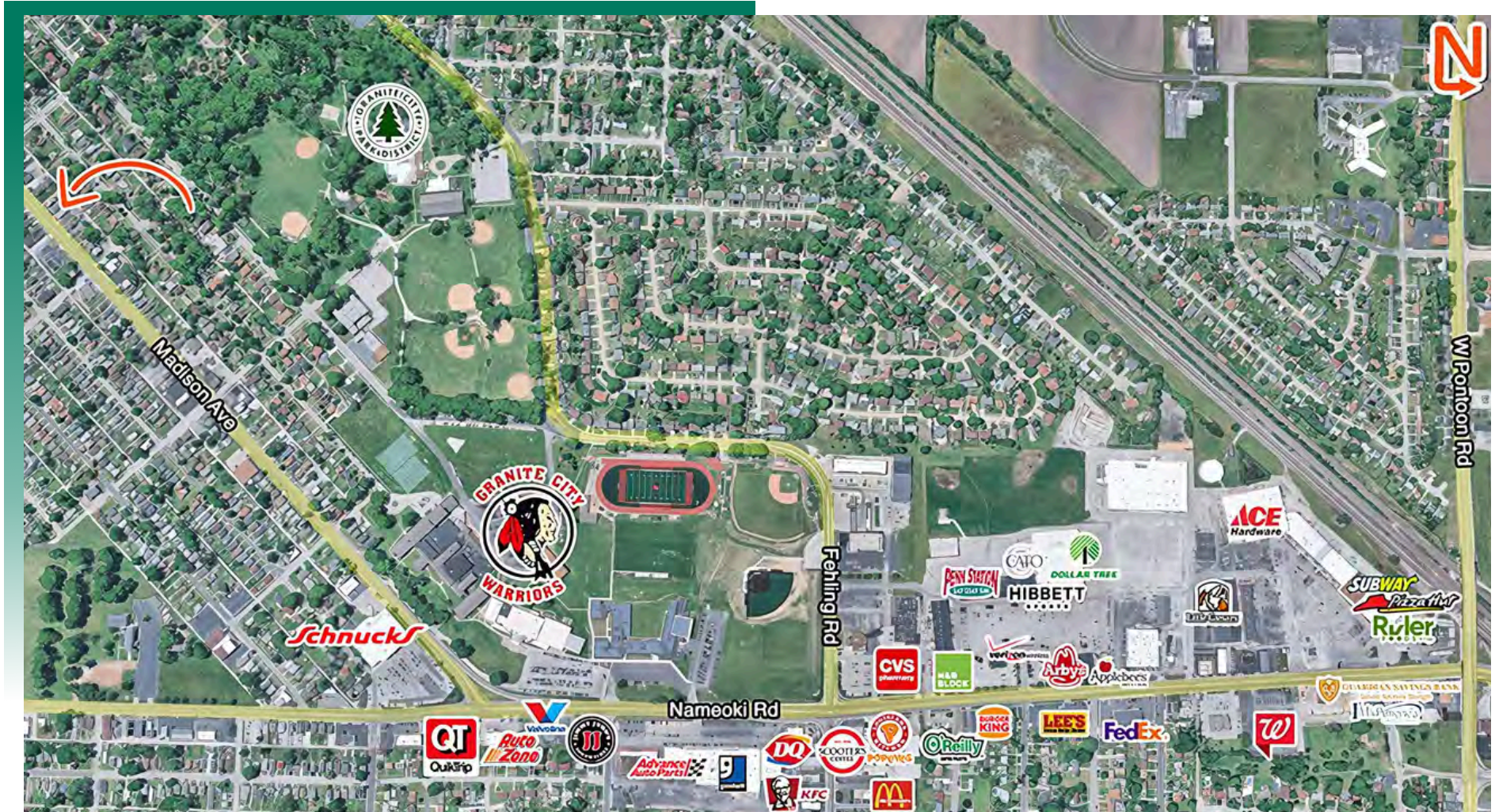
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

2721 Madison Ave. Granite City, IL 62040



LOCATION OVERVIEW

Centrally located on Madison Ave., off of main thoroughfare Nameoki Rd. Traffic counts exceed 10,000 cars per day.

PROPERTY PHOTOS

2721 Madison Ave. Granite City, IL 62040



PROPERTY HIGHLIGHTS

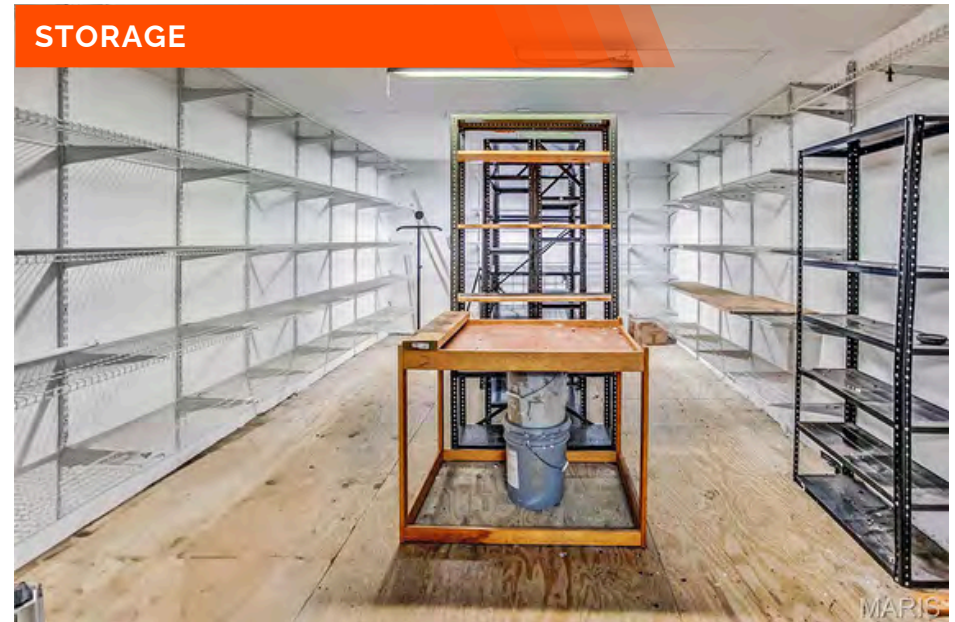
- Attached parking lot
- Drive-thru potential
- Showroom/open area
- Office space
- Storage

SALE PRICE: \$150,000



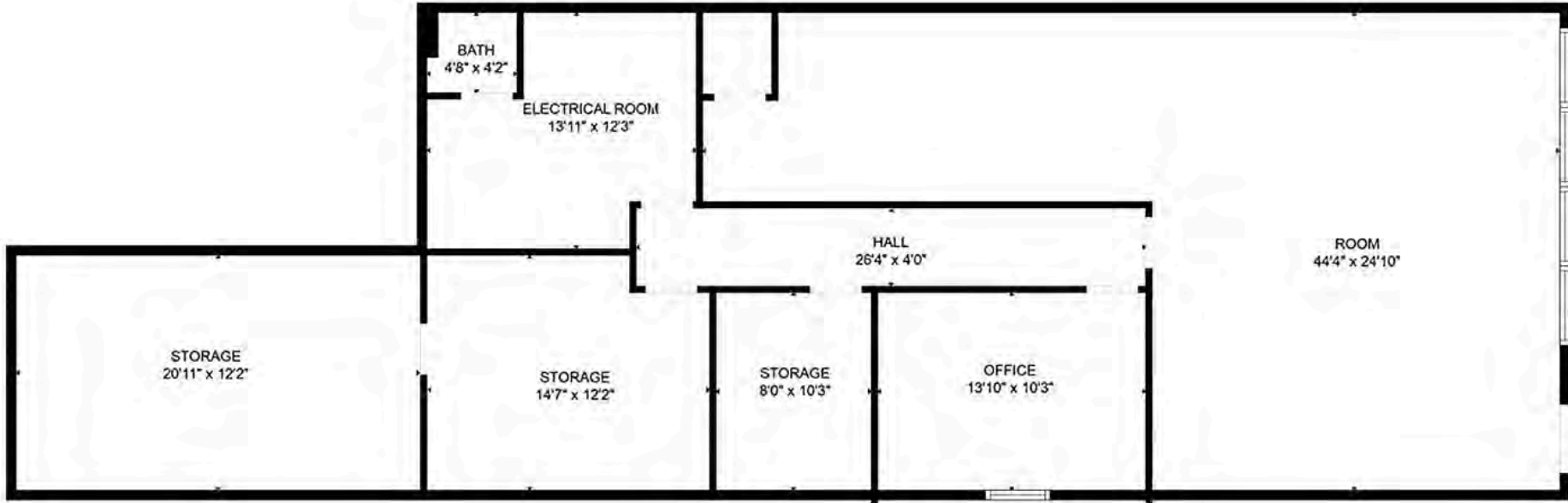
PROPERTY PHOTOS

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FLOOR PLAN

2721 Madison Ave. Granite City, IL 62040



*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

2721 MADISON AVE.

LISTING # 3109

LOCATION DETAILS:

Parcel #: 22-2-20-17-09-101-024; 22-2-20-17-09-101-023
County: IL - Madison
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 1,560
Usable Sqft: 1,560
Min Divisible SF: 1,560
Max Contig SF: 1,560
Retail SF: 1,560
Signage: Monument & Building
Lot Size: 0.22 Acres
Frontage: 75
Depth: 125
Parking Spaces: 13
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1965
Building Class: B
Ceilings: 8'-9"
Construction Type: Exterior - Block

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$150,000
Price / SF: \$96.15

FINANCIAL INFORMATION:

Taxes: \$3,746.72
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,100

PROPERTY DESCRIPTION:

1,560 SF retail building with attached parking lot and drive-thru potential. The layout features a showroom/open area, office space, and storage.