

# FOR SALE

3931 Lake Dr.  
Granite City, IL 62040



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

**John L. Eichenlaub**  
Managing Broker  
Office: (618) 277-4400 (Ext. 15)  
Cell: (618) 570-8344  
johne@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

3931 Lake Dr. Granite City, IL 62040



### LOCATION OVERVIEW

Located on Lake Dr., 1 block off IL Route 111 and in close proximity to I-270 and I-255. It is situated near other light-industrial properties.

## OFFICE/RETAIL PROPERTY SUMMARY

3931 LAKE DRIVE

**LISTING #** 3110

### LOCATION DETAILS:

**Parcel #:** 17-2-20-10-08-202-017  
**County:** IL - Madison  
**Zoning:** B-2

### PROPERTY OVERVIEW:

**Building SF:** 4,800  
**Min Divisible SF:** 2,400  
**Max Contig SF:** 2,400  
**Office SF:** 288  
**Lot Size:** 0.30 Acres  
**Frontage:** 115  
**Depth:** varies  
**Parking Spaces:** 10  
**Parking Surface Type:** gravel

### STRUCTURAL DATA:

**Ceilings:** 12'

### TAX INCENTIVE ZONES:

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



### SALE INFORMATION:

**Sale Price:** \$219,000  
**Price / SF:** \$45.63

### FINANCIAL INFORMATION:

**Taxes:** \$2,905.00  
**Tax Year:** 2004

### Property Description

Two 2,400 SF industrial buildings. The right-side building is climate-controlled, heated, and insulated. 12' x 12' office, a restroom, and a 10' x 12' drive-in door. The left-side building includes a 12' x 12' office, a restroom, and a 10' x 12' drive-in door. It is not heated or insulated. Both buildings are 40' x 60', constructed of concrete block. Tenant is on a month-to-month lease.

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**JOHN EICHENLAUB**

Broker Associate  
O: (618) 277-4400  
C: (618) 570-8344  
john@barbermurphy.com