

FOR SALE

3931 Lake Dr.
Granite City, IL 62040

PRICE REDUCED



(2) 2,400 SF INDUSTRIAL BUILDINGS

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: \$199,000

Price / SF: \$41.46

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