

**FOR SALE**

**11,742 SF +/- RETAIL FACILITY ON 1.93 ACRES +/-**

**651 S. Madison Street, Lebanon, IL 62254**

**PROPERTY WELL KNOWN AS DON'S IGA**



◆ **11,742 Square Ft. Facility on 1.93 +/- Acres**

Year Built: 2020

15' Ceiling Height

3-Phase Electric

Large Open Space (Most recent use: Supermarket)

Warehouse Space

10' X 12' Overhead Garage Door

Staff Restroom

Large Office

Dual Entrance Foyer

- ◆ **Highly Visible with 170' +/- of Frontage on S. Madison St. (HWY 50 / IL Rte. 4)**
- ◆ **Traffic Count: 14,800 VPD on HWY 50 / IL Rte. 4**
- ◆ **Zoned C-1**
- ◆ **TIF District**
- ◆ **Enterprise Zone**
- ◆ **Business District**
- ◆ **Parcel No. 05-19.0-337-028 & 05-19.0-337-020**

**SALE PRICE: \$1,850,000 (\$157.55 Per SF)**

**FOR INFORMATION CONTACT:**

**Linda Miller, Broker  
618.444.3888  
LindaM.remaxcommercial@gmail.com**

**RE/MAX Preferred  
Commercial Division  
1668 Windham Way  
O'Fallon, IL 62269  
PreferredCommercialRE.org**

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.

## PROPERTY INFORMATION

**11,742 SF +/- RETAIL FACILITY ON 1.93 ACRES +/-**

**651 S. Madison Street, Lebanon, IL 62254**

- ◆ **1.93 +/- Acres**
- ◆ **11,742 Square Ft. Facility**

Year Built: 2020  
 Concrete / Masonry Construction  
 Reinforced Concrete Floor  
 15' Ceiling Height  
 3-Phase Electric  
 LED Lighting  
 Asphalt Parking (46 Spaces)  
 Large Open Space (Most recent use: Supermarket)  
 Warehouse Space  
 10' X 12' Overhead Garage Drive-In Door  
 Staff Restroom

Large Office  
 Dual Entrance Foyer  
 Men & Women Restrooms

- ◆ **Taxes (2024 due in 2025):**  
 \$31,857.12 05-19.0-337-020  
 \$ 2,418.30 05-19.0-337-028
- ◆ **Utilities:** Water & Sewer, City of Lebanon  
 Electric & Gas, Ameren IL
- ◆ **FFE (Furniture, Fixtures & Equipment) not included**

**SALE PRICE: \$1,850,000 (\$157.55 Per SF)**

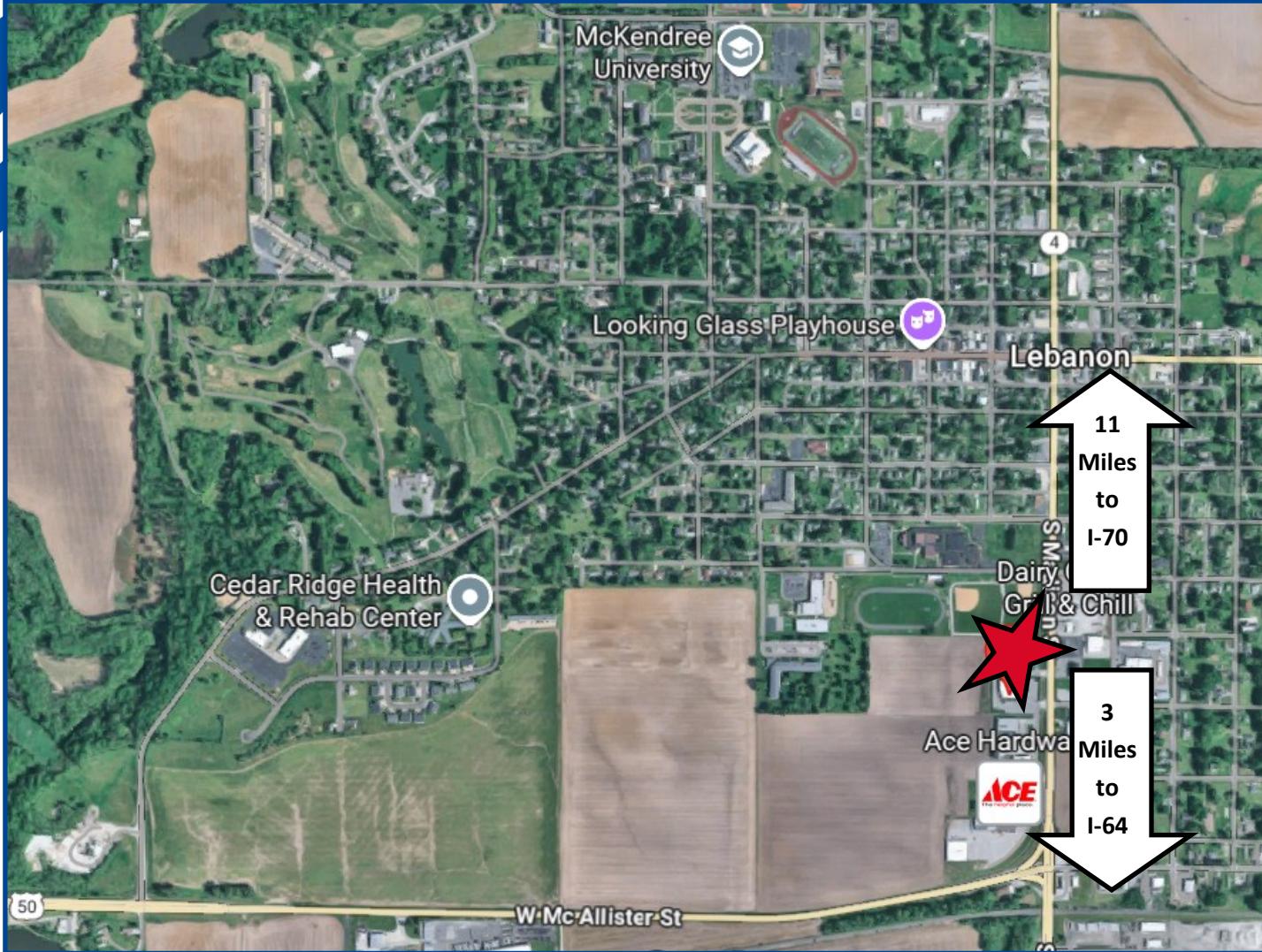
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## 651 S. Madison Street, Lebanon, IL 62254



Property is highly visible and located on main artery (S. Madison St. / IL Rte. 4/ Hwy 50) in Lebanon, Illinois.

Property located:

3 Miles north of I-64 (via IL Rte. 4)

11 Miles south of I-70 (via IL Rte. 4)

32 Minutes from Downtown St. Louis, MO

### LEBANON:

- ⇒ Located in St. Clair County, Illinois
- ⇒ Part of the Metro East region of the Greater St. Louis metropolitan region.
- ⇒ Home to McKendree University, the oldest college in Illinois.

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