

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

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**

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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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