

Sale or Lease

18,000 + SF Retail Building



900-906 Broadway, Highland, IL 62249

- ◆ 18,000 SF Office / Retail Building
- ◆ 14,300 SF Available for Lease; 4,125 SF Available on the First Floor; Can divide for multi-retail and apartments/condos
- ◆ 2,330 SF Mixed used building located next door is also available for sale, Potential for a Great combination purchase to develop multi-use Retail Building with additional parking.
- ◆ Located in downtown Highland with the best view of historic city square and fountain plaza.
- ◆ Multiple Restaurants, banks, stores, and Retail moments away
- ◆ Lease: \$6.50 - \$7.50 per SF, Gross
- ◆ Sale: \$640,000



1173 Fortune Boulevard
Shiloh, Illinois 62269
Office (618) 277-4400
Fax (618) 277-4407
www.barbermurphy.com

Mike Pierceall
Mikep@barbermurphy.com

Individual Memberships



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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.

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Retail 18,000 SF

Office/Retail

Bruegge Furniture
906 Broadway
Highland, IL 62249

SALE INFORMATION

For Sale: Yes
Sale Price: \$640,000
Sale Price/SF: \$35.56
CAP Rate:

LEASE INFORMATION

For Lease: Yes
Lease Rate: \$6.50 - \$7.50
Lease Type: Gross
Net Charges:
CAM Charges:
Term:



SQUARE FEET AVAILABLE

Building Total: 18,000 SF
Total Available: 18,000 SF
Direct Lease: 14,300 SF
Sublease: 0 SF
Office: 18,000 SF
Retail: 18,000 SF
Max Contiguous: 9,000 SF
Min Divisible: 1,000 SF

Leasing Comments:

4,125 SF on Main Level is available for lease with additional space on the 2nd Level and Basement.

Comments

Mixed use downtown with the best view of historic city square and fountain plaza. Restaurants, banks, grocery store, pharmacy, doctors, dentists, and bars all a few steps away. Site developer can divide for multi-retail and apartments/condos. 910 Broadway next door also available to enhance development for parking and access.

PROPERTY INFORMATION

File No: 763-1
Parcel No: 012240507201021
Complex:
County: Madison
Zoning: C-2 Central Business
Zoning By: City of Highland
Acres:
Frontage:
Depth:
Year Built: 1945
Rehab Year: 1945
Class:
Floors: 2
Sprinklers:
Ceiling Height:
Parking: 20
Traffic Count: 8,300 ADT
Property Tax: \$13,632
Tax Year: 2012
TIF: No
Enterprise Zone:

Listing Broker(s)

Mike Pierceall
Phone (618) 277-4400
Email: MikeP@barbermurphy.com
Phone (618) 791-8396