

For Sale

1,875 SF Former Bank Facility

2421 State Street, Alton, Illinois 62002



- ♦ Five (5) Bay Drive-Up
- ♦ Open reception area and teller line
- ♦ Two offices and storage areas
- ♦ Kitchenette area
- ♦ Signage available
- ♦ Located in Professional and Retail Business Area

Reduced Sale Price: \$175,000



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



Cathy Hamilton
C: 618.980.2284
CathyH@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.



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Office 1,875 SF

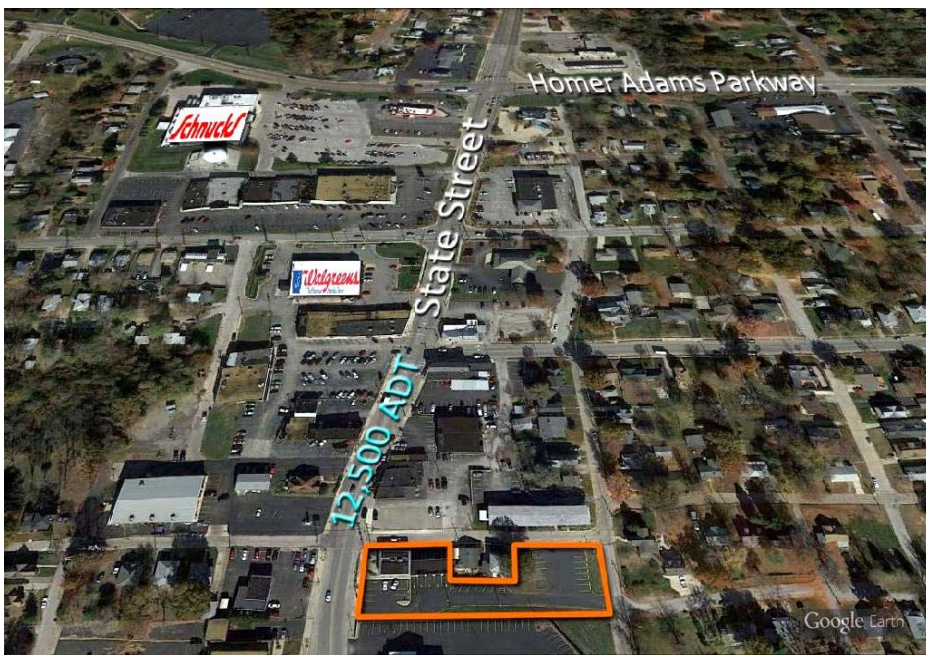
2421 State Street
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SALE INFORMATION

For Sale: Yes
Sale Price: \$175,000
Sale Price/SF: \$93.33
CAP Rate:

LEASE INFORMATION

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Term:



SQUARE FEET AVAILABLE

Building Total: 1,875 SF
Total Available: 1,875 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 1,875 SF
Retail: 0 SF
Max Contiguous: 1,875 SF
Min Divisible: 1,875 SF
Leasing Comments:

Comments

Former Bank Facility with 5 Bay Drive-Up. Open reception area and teller line. Two offices and storage areas. Kitchenette area. Signage available. Located in Professional and Retail Business Area.

PROPERTY INFORMATION

File No: 1315
Parcel No: 23-2-07-02-05-103-019
Complex:
County: Madison
Zoning: C-2 General Commercial
Zoning By: City of Alton
Frontage: 125 FT
Year Built: 1979
Class:
Sprinklers:
Parking: 28
Property Tax: \$11,330
TIF: No
Acres: 0.83
Depth: 339 FT
Rehab Year:
Floors: 1
Ceiling Height:
Traffic Count: 12,500 ADT
Tax Year: 2013
Enterprise Zone:

Listing Broker(s)

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