

FOR SALE | \$199,000



Investment Property

- 1,440 SF building located less than 2 miles from Interstate 94.
- 293' of frontage on Highway 75 South and located directly across from Coborn's Grocery Store.
- The 2017 Average Annual Daily Traffic (AADT) is 23,400 on Highway 75 near the property.
- Existing layout is executive office Layout but it can be converted to single office use.
- Great for first time investor or seasoned buyer!
- Excellent visibility.
- Built in 1995, locally owned and well maintained.
- 15+ parking stalls with the potential for additional stalls.
- Building financials available upon request, call today!



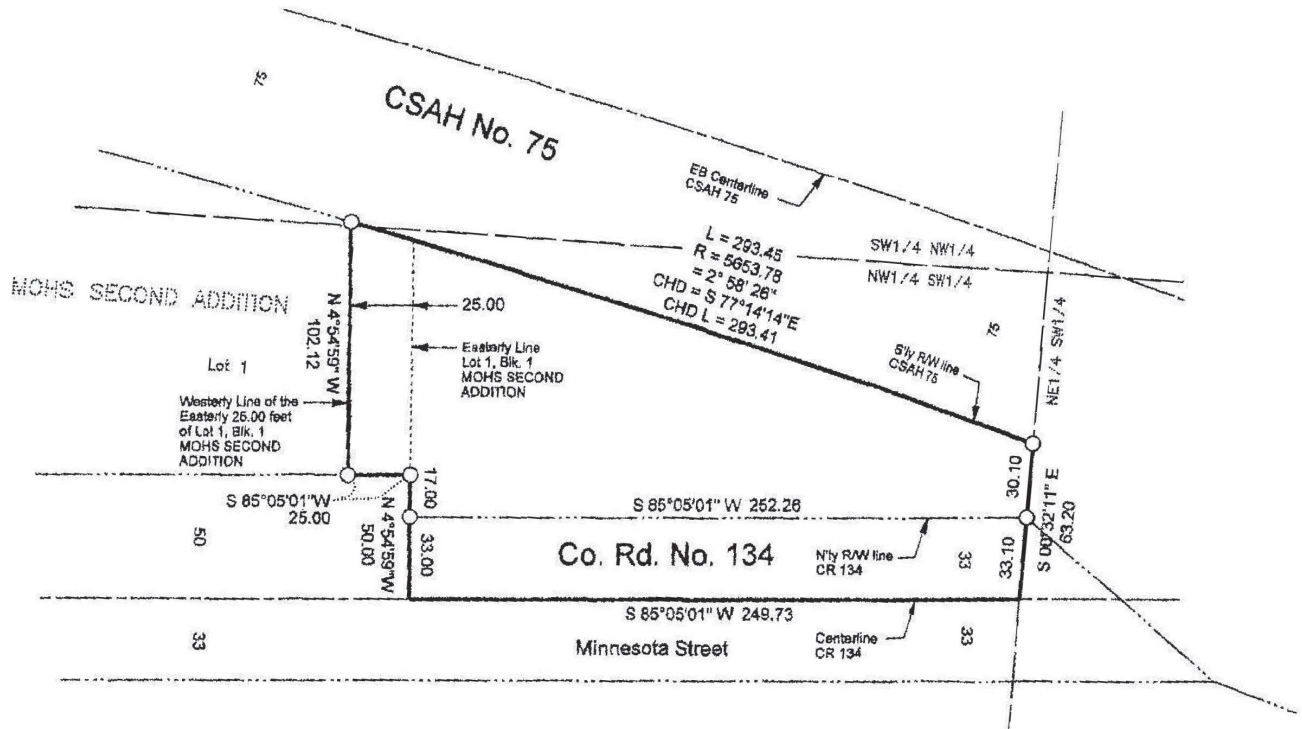
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This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.