

**OWNER FINANCING
AVAILABLE**

**FOR SALE
-AND-
LEASE**

**3165 Myrtle Ave.
Suites 3 & 4
Granite City, IL 62040**



3,021 SF MEDICAL OFFICE CONDO

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

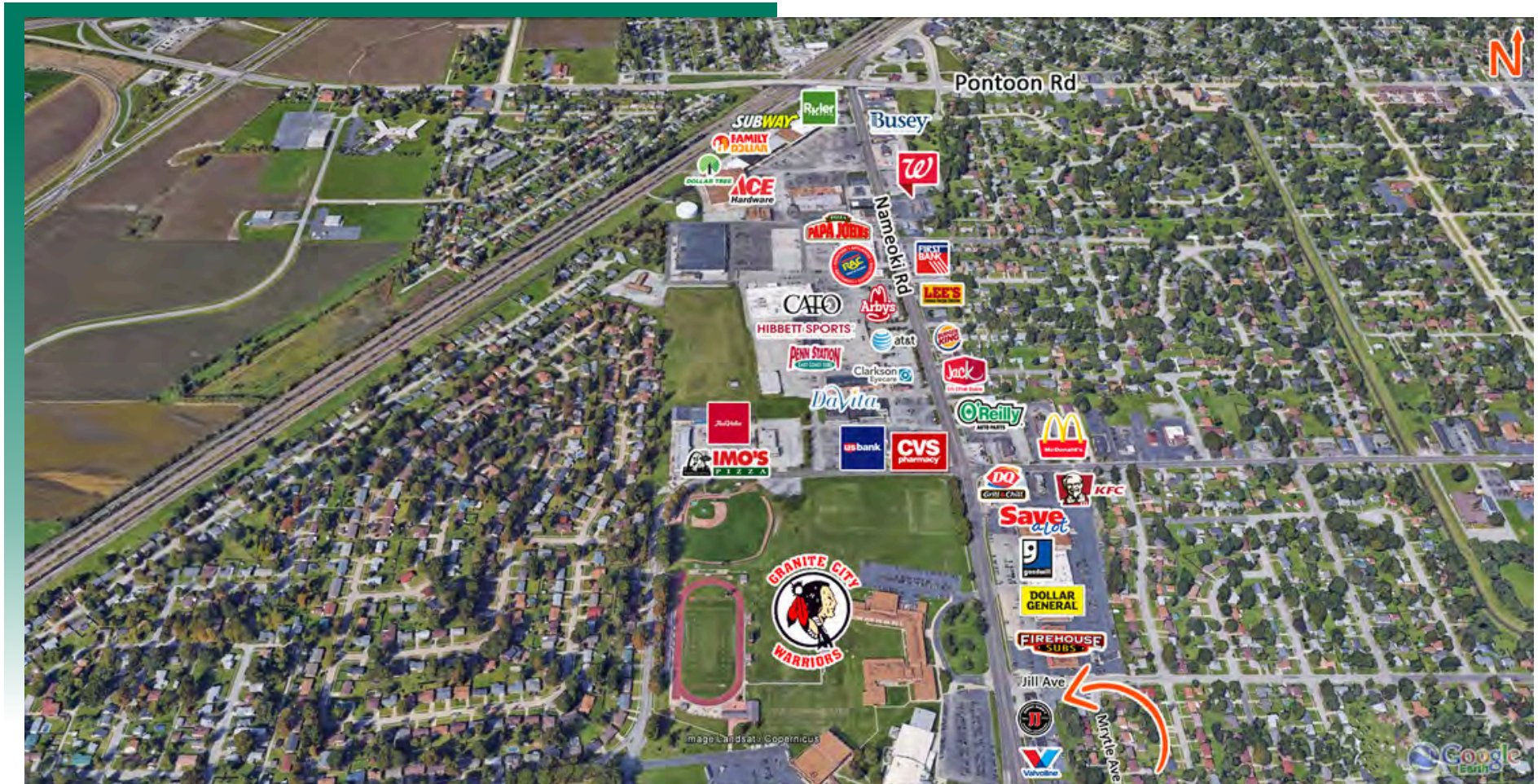
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3165 Myrtle Ave., Granite City

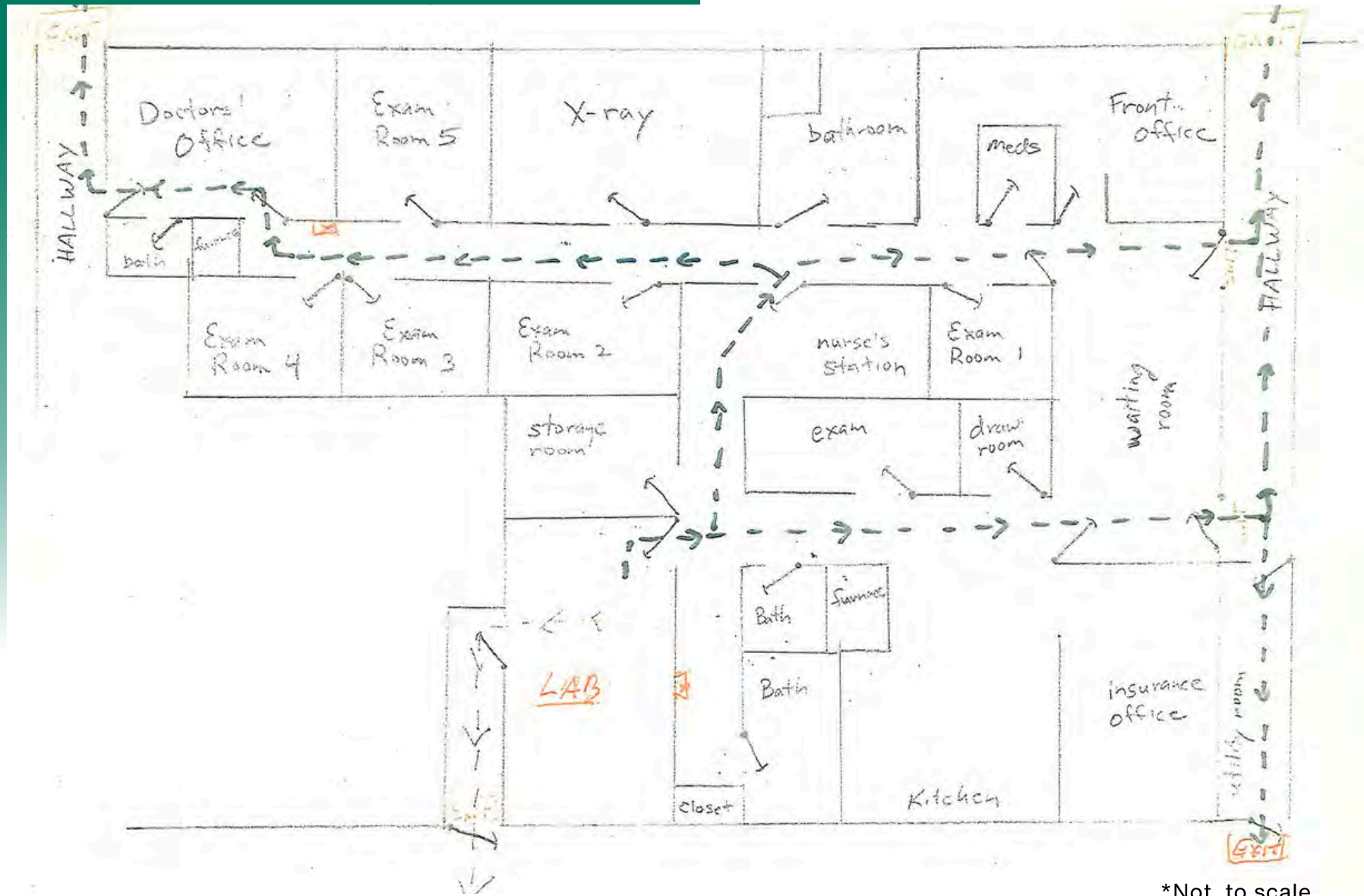


LOCATION OVERVIEW

Located 1 block off Nameoki Rd. in a heavy business district consisting of retail and office users.

FLOOR PLAN

3165 Myrtle Ave., Granite City

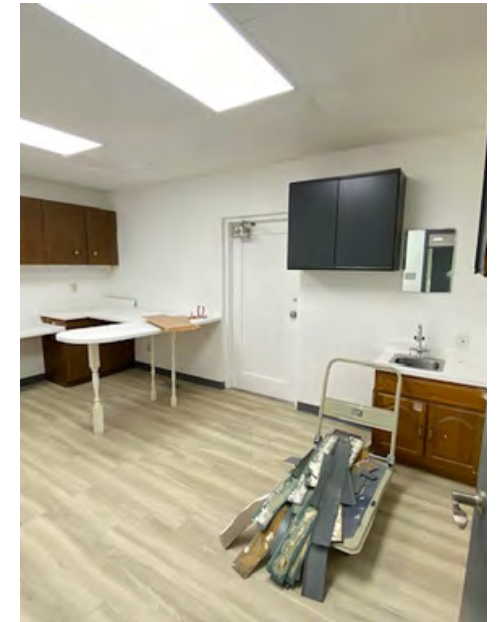
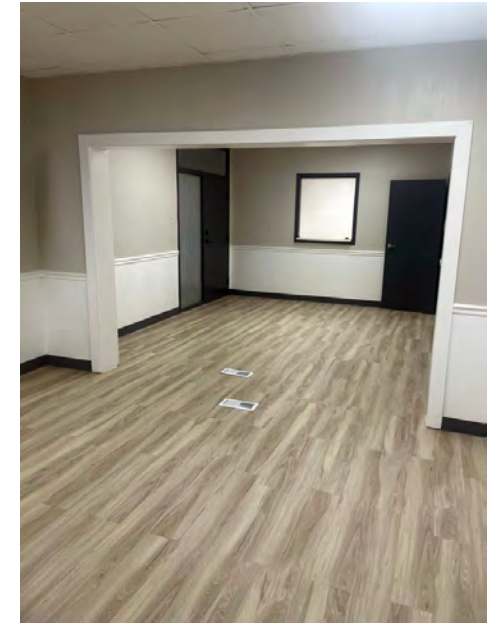


*Not to scale

Space contains 2 reception areas, 4 restrooms, lab, and 10 offices. Remodeled in 2024.

PROPERTY PHOTOS

3165 Myrtle Ave., Granite City



INVESTMENT HIGHLIGHTS

3165 Myrtle Ave., Granite City

SUITE 3

- Owner financing available for qualified buyers
- Located in Bellemore Medical Building with strong co-tenancy
- Good CAP Rate, currently leased under market rate with upside potential
- Renovated in 2025 with modern medical layout, certificate of occupancy obtained
- Heart of town, positioned in a dense business district near Nameoki Road with heavy traffic

1,215 SF of renovated medical office condominium with ADA restroom, certificate of occupancy obtained in 2025. Medical office has: reception area, patient waiting room, kitchen area, and 4 exam/office rooms. Property sold as-is. 2024 Taxes \$2,576.20 HOA \$1,000 Good CAP Rate, currently leased under market rate with upside protentional.

For Sale: \$59,000

SUITE 4

- Owner financing available for qualified buyers
- Located in Bellemore Medical Building with strong co-tenancy
- Last vacant available space in building
- Good CAP Rate, pro-forma 23%
- Renovated in 2024 with modern medical layout
- Heart of town, positioned in a dense business district near Nameoki Road with heavy traffic

1,806 SF of renovated medical office condominium. Medical office has: reception area, patient waiting room, 2 restrooms, and 8 exam/office rooms. Can accommodate multiple practices and doctors. Property sold as-is. 2024 Taxes \$3,656.92 HOA \$1,400 Good CAP Rate, pro-forma 23%

For Sale: \$79,900 with lease option

OFFICE/RETAIL PROPERTY SUMMARY

3165 MYRTLE AVENUE

LISTING # 3060

LOCATION DETAILS:

Parcel #: 22-2-20-08-19-401-025.3c & 4c

County: IL - Madison

Zoning: CG

PROPERTY OVERVIEW:

Building SF: 3,021

Min Divisible SF: 3,021

Max Contig SF: 3,021

Office SF: 3,021

STRUCTURAL DATA:

Year Built: 1963

Yr Renovated: 2024

Ceilings: 8'

Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$149,000

Price / SF: \$49.32

Lease Rate: \$10.00 / SF

Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$6,139.00

Tax Year: 2023

Property Description

OWNER FINANCING AVAILABLE!!! 3,021 SF Medical Office Condo for Sale or lease. Located in Bellmore Medical Building. The condo was renovated in 2024. This is in a heavy business district. The space contains 2 reception areas, 4 restrooms, lab, and 10 offices. 2024 HOA is \$2400 annually. Other users in the building are SSM Healthcare and Bradford Eye Care.

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