



\$ 850,000



3808 Stanka Ln, Godfrey, IL 62035

- » MLS #: 25062243
- » Farm/Ranch | Lot: 15.6 acres
- » More Info: 3808StankaLn.IsForSale.com



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UNLIMITED POTENTIAL: WAREHOUSE, CONTRACTOR STORAGE, HORSES, ETC. Unique property, just up from River Road or Hwy 3- featuring two insulated warehouse buildings totaling over 20, 000 sq ft with reinforced concrete floors and a loading dock in each building. One building offers 9, 616 +/- sq ft with a lower level including an additional 2855+/- sq ft, oversized auto garage door, man door access, and a drivable ramp to the basement. The second building provides 8, 832 +/-sq ft, also with oversized garage doors. Both structures have separate electric service, some climate-controlled space, and are secured by extensive fencing and gated access. Gravel drives lead to a commercial tenant (month-to-month lease) on the right side and to the building at the rear of the property. The land includes wooded areas, fencing, a small pond, and tiered lots where greenhouses once stood, complete with concrete walkways, steps, and a drivable ramp. Zoning is currently miscellaneous residential, previously agricultural with commercial use, offering tremendous potential for owner storage, future building, or possible regulated commercial use with county approval. ZONED- MISC. RESIDENTIAL. FRONT BUILDING CURRENTLY OCCUPIED BY COMMERCIAL TENANT month to month. NO TRESPASSING ON PROPERTY WITHOUT BEING ACCOMPANIED. Primary use is by owner for storage and recreation. Agent related to LLC owner. Being sold AS-IS. NO

