

Southwestern Illinois Commercial Real Estate Transactions

The Illinois Business Journal is proud to publish commercial real estate transactions recently completed by commercial brokers across Southwestern Illinois.

- ◆ BELLEVILLE**
 - Associated Bank sold a 24,000-square-foot Office Facility situated on 2.15 acres at 100 East Washington St. to Mark Kern. BARBERMURPHY represented the Buyer.
 - Daniel Faltus Trustee sold 2 Buildings totaling 1,980 square feet at 1644 & 1646 N Charles St. to Keith and Sue Kniepkamp. BARBERMURPHY represented both parties.
 - William Enyart Revocable & Annette Eckert Revocable Trust's sold a 5,148-square-foot Retail/Apartment Building at 132 West Main St. to Mark and Matthew Kern. BARBERMURPHY represented both parties.
 - Gary and Rosemary Thomas sold a 3,440-square-foot Office Building and Freestanding Apartment at 4717 West Main St. to Under The Wood Property, LLC. BARBERMURPHY represented the Seller.
 - Kirby Holding Group, LLC., leased an 816-square-foot Office/Retail Suite at 223-225 N. Illinois St. to Laura Butts for a counseling office. BARBERMURPHY represented both parties.
 - Ramona D Wilson sold a 1,536-square-foot two-unit rental property at 15 Sierra Drive to Green Door Apartments II, LLC. KUNKEL COMMERCIAL GROUP represented the Seller and Purchaser.
 - Associated Banc-Corp n/k/a Associated Bank, National Association sold a 24,000-square-foot office building at 100 East Washington Street to Mark Kern. KUNKEL COMMERCIAL GROUP represented the Seller.
 - Paul J Diekmann and Lori A Hilmes sold a two-unit rental property at 105 Sierra Drive to Green Door Apartments II, LLC. KUNKEL COMMERCIAL GROUP represented the Seller and Purchaser.
 - Lincoln Place Partners, LLC leased 675 square feet of professional office space at 131 Lincoln Place Court, Suite 402 to RCF Information Systems, Inc. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.
- ◆ COLLINSVILLE**
 - 1900 Orchards Holdings, LLC., leased a 5,600-square-foot Retail Space at 1966 Vandalia St. to Collinsville BBQ Supply, LLC. (Code 3 Spices). BARBERMURPHY represented both parties.
 - Strader Investments, Inc., sold a 2,704-square-foot Retail Building at 100-106 West Main St. to Whitener Business Solutions, LLC. dba. BARBERMURPHY represented both parties.
- ◆ EDWARDSVILLE**
 - Forbes Devco, LLC., leased a 1,550-square-foot Office Space at #7 157 Center to Northwestern Memorial Healthcare. BARBERMURPHY represented the Tenant.
- ◆ ELIZABETHTOWN**
 - Illinois Ozark Properties, LLC sold a 24-acre Log Cabin Investment Property – Timber Ridge Outpost & Cabins located at 546 Iron Furnace Rd. to DAJA 247 Enterprises, LLC. BARBERMURPHY represented both parties.
- ◆ FAIRVIEW HEIGHTS**
 - RETKO Group, LLC leased a 3,404-square-foot Office Space at 13 Executive Drive to Protestant Memorial Medical Center, Inc. dba Memorial Hospital Belleville / Shiloh. BARBERMURPHY represented the Landlord.
 - RETKO Group, LLC sold 5.341 acres at North Bend Drive / Monticello Place to North Bend Residences, LLC. BARBERMURPHY represented the Seller.
- ◆ FREEBURG**
 - K&K Real Estate Assoc., LLC., sold an 8,250-square-foot Retail Building at 1231 North State St. to ATP Real Estate, LLC. BARBERMURPHY represented both parties.
- ◆ GRANITE CITY**
 - Paul and Cathy Schultz sold a 0.42-acre Parcel of Land at 2041 Johnson Rd. to Michelle's Place Child Care Center, Inc. BARBERMURPHY represented the Buyer.
 - Emalene Jane Tolhurst sold a 3,125-square-foot former Daycare Building at 2057 Johnson Rd. to Michelle's Place Child Care Center, Inc. BARBERMURPHY represented the Buyer.
- ◆ GREENVILLE**
 - Peterson Spring sold a 45,000-square-foot Warehouse at 1375 Peterson Industrial Dr. to Kanyalal Patel. BARBERMURPHY represented the Seller.
- ◆ MADISON**
 - Petroff Trucking sold a 21.3-acre Site at 650 Madison Road to Speedway Investors, LLC. BARBERMURPHY represented both parties.
- ◆ MILLSTADT**
 - Property Acquisition Group, LLC., sold a 27,424-square-foot former Automotive Dealership on 3.21 Acres at 100 East Washington to SCS Packaging, LLC. BARBERMURPHY represented both parties.

- ◆ MT. VERNON**
 - Magnum Properties II LLC., sold a 50,000-square-foot Industrial Warehouse at 15 Industrial Dr. to Jung Properties, LLC. BARBERMURPHY represented both parties.
- ◆ O'FALLON**
 - EROP, LLC., sold a 1.26 Tract of Land at 1310 Thouvenot Lane to Christian Brothers Automotive Corp. BARBERMURPHY represented the Seller.
 - Action Amusement Co., LLC., leased a 5,868-square-foot Restaurant at 950 Talon Dr. to Los Amigos 6, Inc. BARBERMURPHY represented both parties.
- ◆ SWANSEA**
 - First American Exchange Company, LLC as Qualified Intermediary for MBJP Enterprises, LLC sold a 7,560-square-foot Professional Office Building located at 24 Bronze Pointe to First American Exchange Company, LLC as Qualified Intermediary for Caiqing MO, Aijun Cai. KUNKEL COMMERCIAL GROUP represented the Seller.
- ◆ TROY**
 - Chris Zhao leased a 750-square-foot Office Suite at 535 Edwardsville Road to GrejMark, LLC. BARBERMURPHY represented the Landlord.
- ◆ WATERLOO**
 - Simmons Bank sold 22.38 acres of Commercial Land located at Northwinds Dr. to ACC Real Estate, LLC. BARBERMURPHY represented the Seller.
 - Fireball 1960, LLC4 leased 1,200 square feet of Retail Space at 227 C South Main to Waterloo Mercantile, LLC. KUNKEL COMMERCIAL GROUP represented the Landlord.

IMPACT Strategies completes Building 111 work with tenant finish for American Water

Project marks the firm's eighth renovation in Alton's former Millers Mutual building

IMPACT Strategies has completed its work at Building 111 in Alton, Ill., formerly known as the Millers Mutual Building, with an 8,900-square-foot tenant finish project for American Water. The firm began renovation work on the building in 2017; this assignment marks IMPACT's eighth interior remodel project in the building.

The approximately \$1 million project for American Water included the renovation of 3 existing tenant/shell spaces by providing modern office finishes. The project features an exposed concrete structure with acoustical ceiling baffles, huddle rooms, an updated break room, and conference room, and preservation of the decorative wood paneled walls within the old Miller's Mutual Director's Meeting Room that dates back to the early 1920s.

American Water expects to bring several new jobs to Alton with the completion of the new space, which will be used for the company's call center operations.

The five-story Building 111 is located at 111 E. Fourth St. in Alton. Giant City Properties, LLC acquired the 110,000-square-foot building in 2017 as part of its commitment to revitalize downtown Alton and bring new jobs to the area. Since the building's acquisition in 2017, IMPACT Strategies has been working with Giant City Properties on improvements to the landmark building.

IMPACT Strategies' President, Mark Hinrichs said, "We are excited to complete our work renovating Building 111. It's rewarding to see the spaces come to life, providing new opportunities for growth and commerce in downtown Alton."

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ATTORNEYS

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- Business Formation • Wills, Trusts & Estate Planning • Real Estate • Contracts
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Valroy Binsbacher

Attorney
vbinsbacher@bdhlawllc.com

Kevin Dawson

Attorney
kdawson@bdhlawllc.com

Dean Henke

Attorney
dhenke@bdhlawllc.com

B | C | P | K

BYRON CARLSON PETRI & KALB, LLC
attorneys at law

Commercial Litigation, Personal Injury, Estate Planning, Mechanic's Liens, Wrongful Death, Probate Matters, Real Estate Transactions, Product Liability, D.U.I. & Criminal

CHRISTOPHER BYRON - ERIC CARLSON - CHRISTOPHER PETRI
BRIAN KALB - JILLIAN CLARK - JOSEPH HARVATH - ERIN KENNEDY
Of Counsel - MEREDITH EICHHOLZ

618-655-0600 800-338-3352 bcpklaw.com