

FOR SALE

1117 Washington St.
Highland, IL 62249



FORMER HEALTHCARE OFFICE AVAILABLE

BARBERMURPHY
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AREA MAP

1117 Washington St. Highland, IL 62249

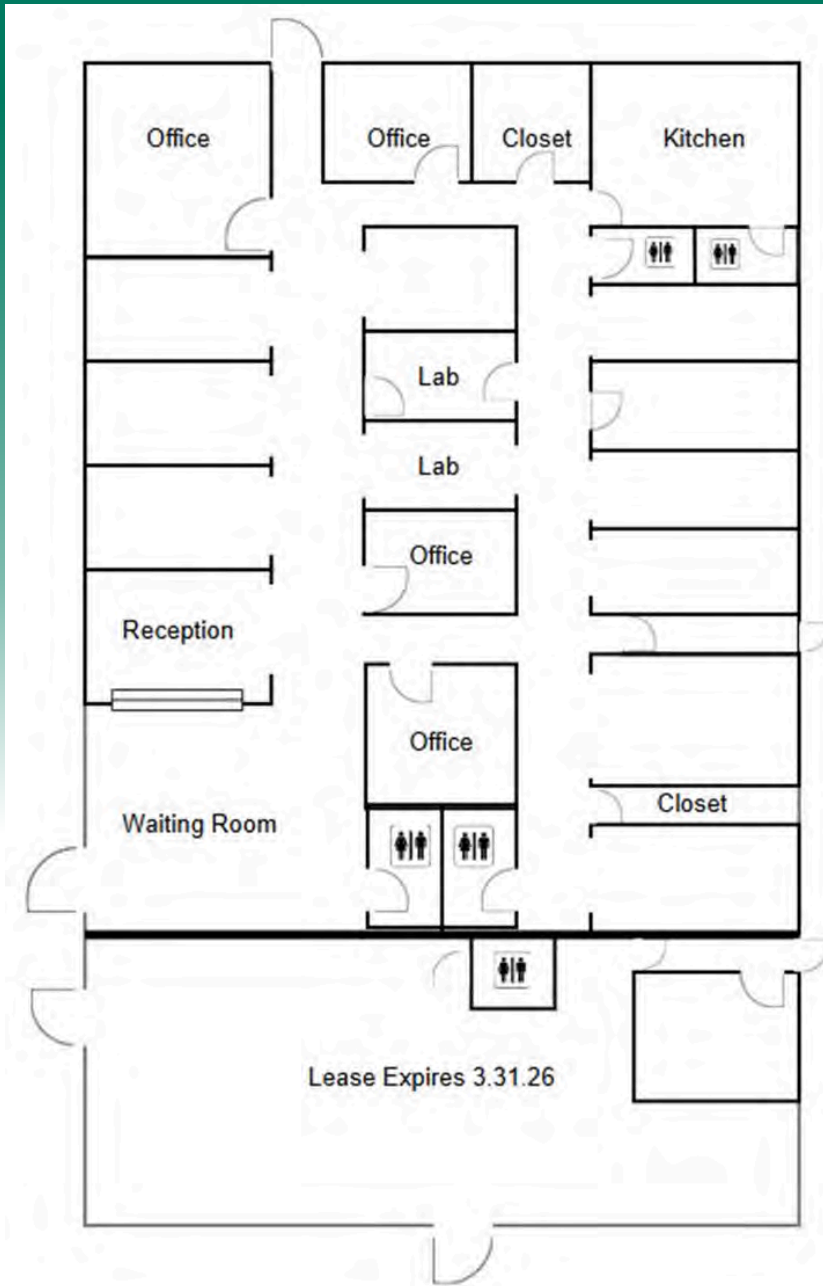


LOCATION OVERVIEW

Located in the heart of the Midwest, with close proximity to St. Louis (30 miles), just off the Downtown Highland Square and Plaza Park. Accessibility to 2 major highways (I-70 and I-55).

FLOOR PLAN & PROPERTY INFORMATION

1117 Washington St. Highland, IL 62249



*Not to scale

SIDE VIEW



Highly visible 5,375 SF former dentist office and existing athletic facility

20-year transferable roof installed in 2025

All 4 HVAC units have been updated within the last 5 years

Windows have been replaced within 10 years

LED lighting

Newly paved asphalt lot in rear

Future owner can split up the property for multiple tenants (6 meters within)

3 phase power

Neighboring tenant occupies 1,500 SF with the lease expiring at the end of March, 2026. Walls can be removed to create one large suite if needed.

PROPERTY PHOTOS - 3,875 SF FORMER HEALTHCARE OFFICE

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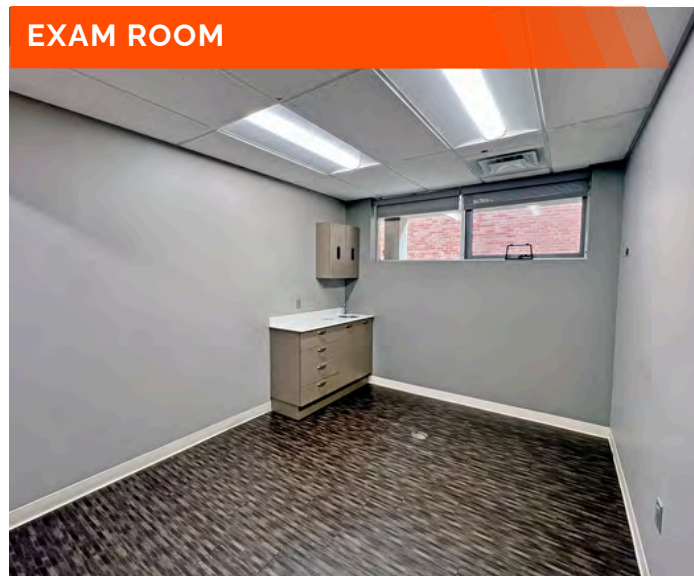
ADMIN AREA



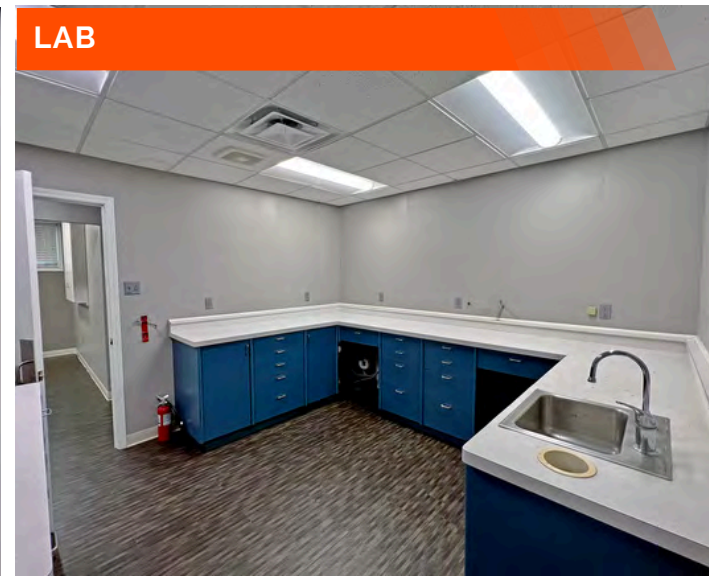
RECEPTION



WAITING ROOM/COFFEE BAR



EXAM ROOM



LAB

PROPERTY HIGHLIGHTS



3,875 SF
HEALTHCARE
OFFICE



4 OFFICE
SPACES



8 EXAM
ROOMS



2 ADA &
2 LAB
RESTROOMS

PROPERTY PHOTOS - 3,875 SF FORMER HEALTHCARE OFFICE

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EXAM ROOM



LAB



CORNER OFFICE



OFFICES



HALLWAY



SUPPLY ROOM



OFFICE/RETAIL PROPERTY SUMMARY

1117 WASHINGTON STREET

LISTING # 3149

LOCATION DETAILS:

Parcel #: 01-2-24-05-11-202-001; 01-2-24-05-11-202-021
County: IL - Madison
Zoning: C-2 Central Business District

PROPERTY OVERVIEW:

Building SF: 5,375
Vacant SF: 3,875
Usable Sqft: 5,375
Min Divisible SF: 1,500
Office SF: 3,875
Retail SF: 1,500
Signage: Building,Pylon
Lot Size: 0.32 Acres
Frontage: 140
Depth: 50
Parking Spaces: 28
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1965
Yr Renovated: 2020
Construction Type: Brick, Concrete, Masonry

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$449,000
Price / SF: \$83.53

FINANCIAL INFORMATION:

Taxes: \$10,032.72
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 7000

Property Description

Highly visible 5,375 SF former dentist office and existing athletic facility available for sale. The 3,875 SF suite has a mix of 13 open and closed door offices/exam rooms throughout the perimeter with plumbing in 9 of them. Total of 4 restrooms - 2 ADA, 2 open labs, reception, kitchenette and waiting room. Facility is very well maintained with a 20-year transferable roof installed in 2025, all 4 HVAC units have been updated within the last 5 years, windows have been replaced within 10 years, LED lighting and newly paved asphalt lot in rear. Future owner can split up the property for multiple tenants (6 meters within). 3 phase power. Neighboring tenant occupies 1,500 SF with the lease expiring at the end of March, 2026. Walls can be removed to create one large suite if needed. Multiple restaurants and other amenities within walking distance.

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