

FOR SALE -AND- LEASE

3214 North Illinois St.,
Swansea, IL 62226



3,000 SF OFFICE BUILDING

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

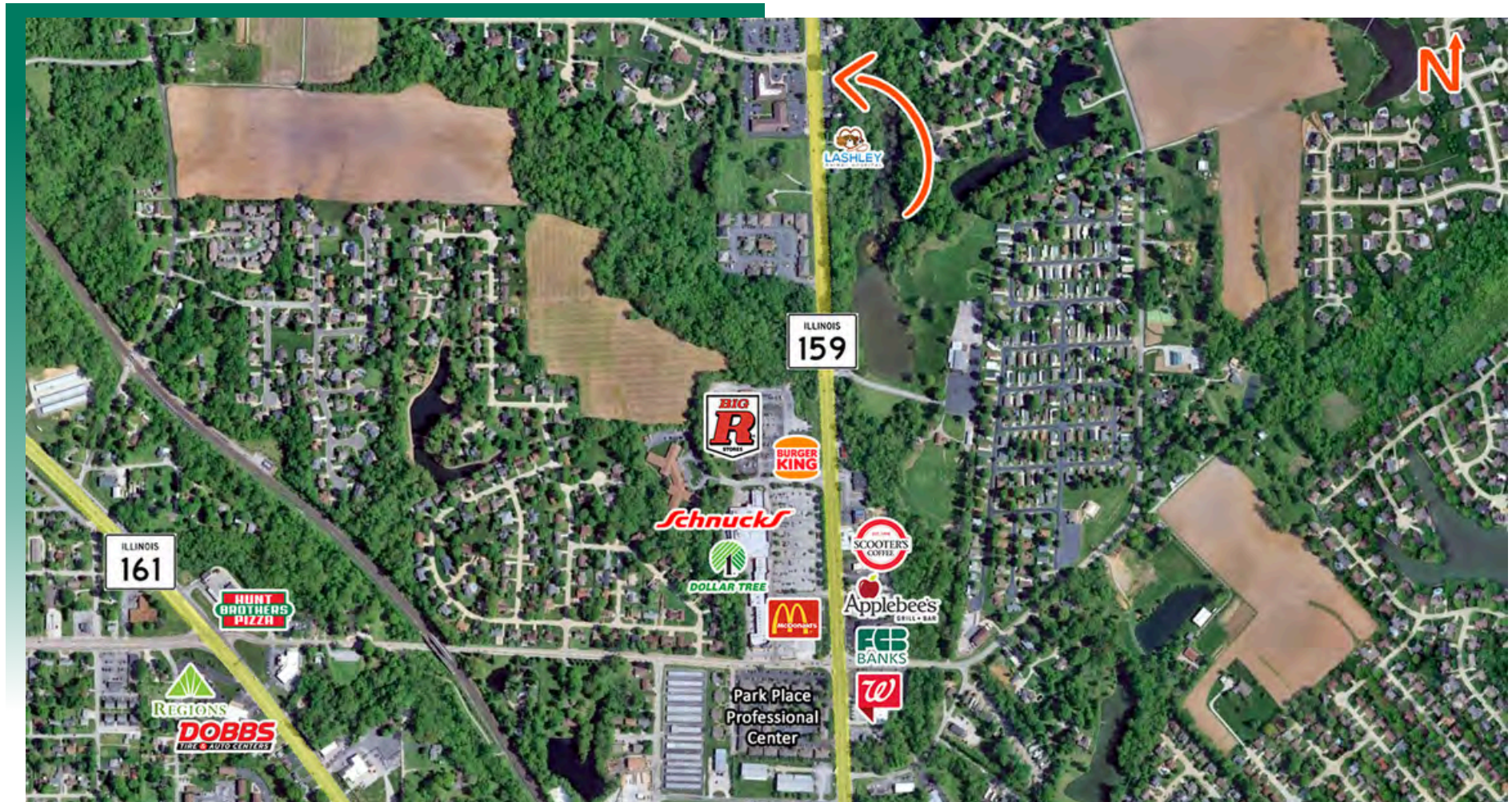
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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

3214 North Illinois St., Swansea, IL 62226

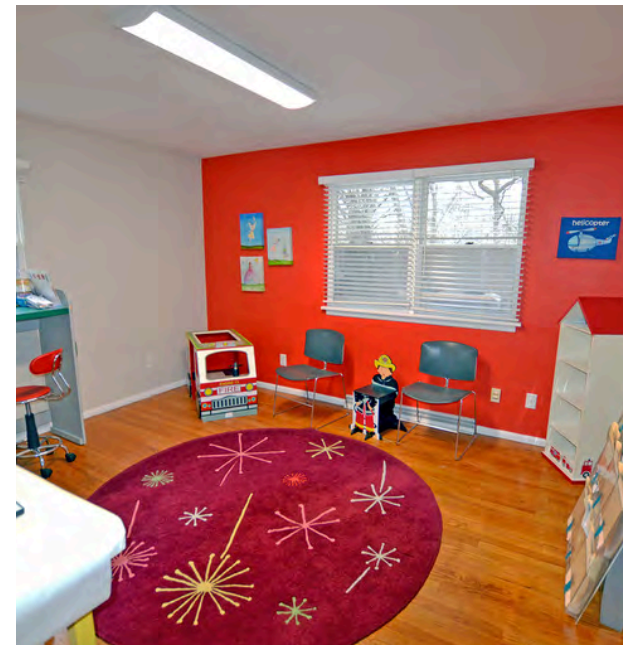
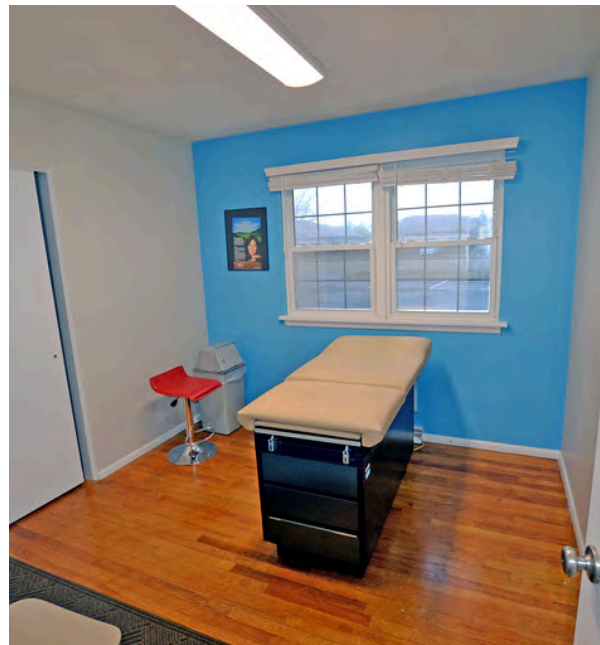


LOCATION OVERVIEW

Excellent high visibility location with monument signage on highway 159 where traffic reaches over 16,900 cars on a daily basis.

PROPERTY PHOTOS

3214 North Illinois St., Swansea, IL 62226



OFFICE PROPERTY SUMMARY

3214 NORTH ILLINOIS STREET

LISTING # 2680

LOCATION DETAILS:

Parcel # 3,000
County: IL - St. Clair
Zoning: PB

PROPERTY OVERVIEW:

Building SF: 3,000
Max Contig SF: 3,000
Office SF: 3,000
Lot Size: 0.55 Acres
Frontage: 103'
Depth: 230'
Parking Spaces: 25

TAX INCENTIVE ZONES

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

STRUCTURAL DATA:

Year Built: 1957
Ceilings: 7' - 8'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$15.00
Lease Type: Gross
Sale Price: \$299,500
Price / SF: \$99.83

FINANCIAL INFORMATION:

Taxes: \$6,367.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 16,900

PROPERTY DESCRIPTION:

3,000 SF medical/office building including finished walkout basement. Potential for apartment use or professional use.

Main level features a reception area/waiting room, 4 exam rooms, 2 offices and elevated deck. The deck overlooks the additional parking in rear and heavily wooded 0.55 acre lot. The walk out basement features a kitchen, large sitting/break area, bathroom with a shower, and large room (currently used for storage although large enough for a bedroom).



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
john@barbermurphy.com