



MEDICAL COMPLEX FOR SALE
4000 NORTH ILLINOIS LANE, SWANSEA, IL 62226

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

PROPERTY INFORMATION

ADDRESS	4000 North Illinois Lane, Swansea, IL
PIN	08-04.0-210-059
PROPERTY TAXES	Tax Year 2022 \$16,925.30
YEAR BUILT	1995 – Rehabbed in 2008
BUILDING SIZE (SF)	33,378 SF – Minimum Divisible 10,000 SF
LOT SIZE (AC)	Apx 5.1 acres
ZONING	HWY Business (Swansea, IL)
PARKING SPACES	154
VEHICLES PER DAY	18,400 on Illinois 159 with a signalized intersection with access to the property
PREVIOUS USE	Complex was previously used by Siteman Cancer Center while their new medical office building was being construction at Memorial Hospital East in Shiloh, IL
SIGNAGE	Large Signage available on Illinois 159
STRUCTURAL DATA	One Story, Brick Exterior, Asphalt Paving

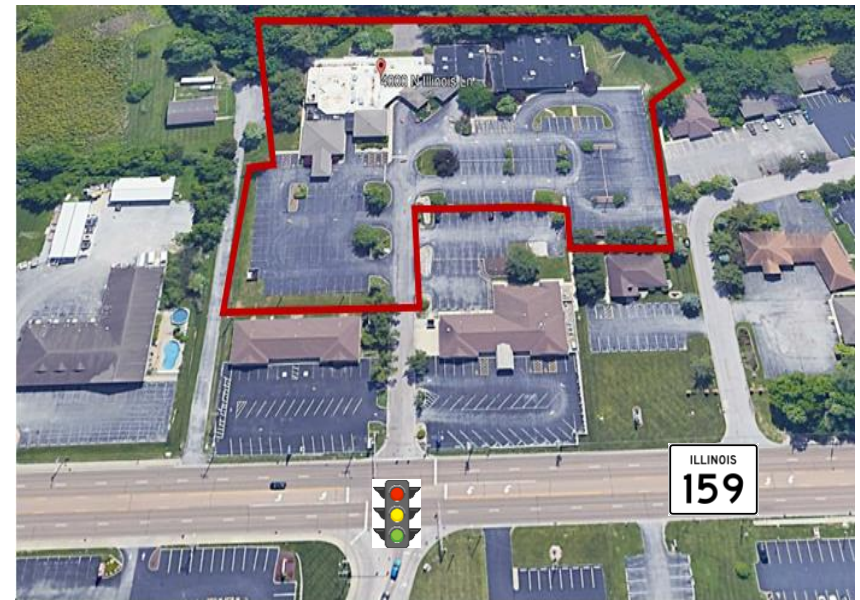
OFFERING

ASKING PRICE

\$1,950,000

Comments

Large medical / office complex available for sale. Location is approximately 2.5 miles south of I-64 at exit 12. Conveniently situated about 10-minute drive to St. Elizabeth's (HSHS) Hospital in O'Fallon and Memorial Hospital (BJC in Shiloh)



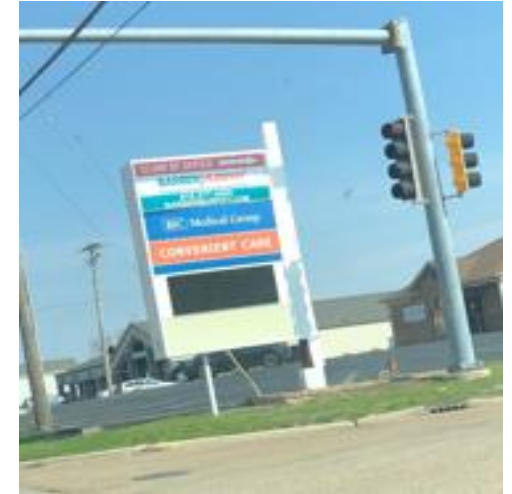




WP | **WITTENAUER**
PROPERTIES

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