



MLS #: EB454950 **Status:** Active **Cat:** Commercial **Price:** \$827,000
County: Jackson **Type:** Office
Addr: 1401 FINANCIAL Drive
City: Carbondale **IL** **Zip Code:** 62901 **Unit #:**
Legal: Lot 1 Ryburn Colp Subd. **Virtually Stage Y/N:**

[Schedule a Showing](#)

Total Bldg SqFt: 7,588	For Sale: Yes	For Lease: No	Lease \$/Mo:
Office SqFt:	Warehse SqFt:		Lease Type:
Avail SqFt: 7,588	CAM \$/SqFt:		Lease Renewal:
Stories:	# of Bldgs: 1		Lease \$/SqFt:
Parking Spcs: 45	# of Units:		Lease \$/SqFt Ann
Handicap Mod:	Udgrd Strg Tank:		Subsq Sale to Tenant:
Year Built:	100-Yr Flood Plain: Unk		Agent Owned: No
Apx Lot SqFt: 45600	Zoning: BPL		Agent Related to Seller: No
Apx Acres: 1.04	NDA:		Agent is Desig. Mnging Broker: No

Directions: From E. Main (Hwy. 13) and Giant City Rd., south to Financial Dr. Property is on the SE corner.

Annual \$30,283.0 / 2023	Parcel ID(s): 15-23-128-023	Security System:	Corn Suitability Rating/PI:
Tax Incentive: Yes		Sprinkler:	Total Passthru Cost:
Exemptions:		# Dock Doors:	Projected Exp (IV):
# Seats:		# Rail Doors:	Projected Inc (IV):

Agent Remarks

Public Remarks An open reception area with welcoming atrium greets you as you enter this office building. With 18 large private offices plus 16 smaller private offices, conference room, lounge, several storage rooms and 45 parking spaces this modern building should accommodate your business and corporate needs. Located in an office park/shopping area on one of Carbondale's main arterial roads. It was built to Wells Fargo specs. There is an existing lease with Wells Fargo that runs until Feb. 2029.

FEATURES

LOCATION Office Park	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment	OWNER PAYS Real Estate Taxes, Insurance, Common Area
FRONTAGE/ACCESS Paved 4Lane, Corner Lot, City Street	SALE/LEASE INCLUDES Building	TENANT PAYS Janitorial, Trash, Gas, Electric, Heating, Cooling, Water/Sewer
OTHER ACCESS None	HEATING Forced Air, Gas	INSULATION Side Walls
SEWER SOURCE Public Sewer	COOLING Central Air	BUILDING DESCRIPTION Free Standing, 1 Story
OWNERSHIP Trust	WALL CONSTRUCTION Brick, Other Wall Construction	AMENITIES Fiber Optics
AVAIL AT LIST OFFICE Aerial Photo	FLOORING Carpeted, Other Flooring	PROPERTY USE Business Park
TAX INCENTIVE Enterprize Zone	ROOF CONSTRUCTION Asphalt/Fiberglass	
POSSIBLE FINANCING Cash, Conventional	EXTERIOR FINISH Stucco, Brick	
SHOWING INSTRUCTIONS Appointment Only, Text/Call Listing Agent	TERMS/LEASE 4 Years, Other Term/Lease	
WATER SUPPLY City Available		

Land and Farm

Land with a House

Owner: K & J Land Trust	Also Ref
LO: COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701	Off License # 478027382
LA: Rolf R Schilling - Pref: 618-303-0700	Agt License # 471012048
LA Email: anke@midwest.net	Appointment Desk Phone: 618-303-0700
CLA:	Cell:
OLA:	LD: 9/1/2024
	Cell:
	XD: 8/31/2025
	List Exclusive Right to Sell

OLP: \$827,000	Selling Agent:	Co-Sell
Sold Price:	Selling Office:	How
Closing Date:	Co-Sell Agent:	DOM 3 CDOM: 3
Concessions \$	Sold Conc Info	Selling Team:
Buyers	Lender/Mortgage Co	List Date: 9/1/2024 Active Date (if applicable):