

PRICE REDUCED ● SELLER MOTIVATED

OWNER/ USER OPPORTUNITY!

3890 N ILLINOIS STREET, Swansea, IL 62226

NEW PRICE: \$550,000
Was ~~\$615,000~~

**\$65,000
PRICE
REDUCTION**



PROPERTY HIGHLIGHTS:

- 9,600 SF Professional Office Building
- Excellent visibility along IL-159
- Monument signage included
- Recent exterior improvements include:
 - Landscaping cleaned up for improved curb appeal
 - Updated exterior lighting
 - Painted railings
 - Updated monument signage
 - Parking Lot professional sealed & striped

WHY THIS BUILDING:

- Ideal for medical, professional office or owner-user
- Below replacement cost
- Minutes from I-64 & Fairview Heights retail corridor
- Value-priced opportunity!

SELLER MOTIVATED!



9,600 SF PROFESSIONAL OFFICE BUILDING

For information, contact:

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Broker

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Swansea, Illinois 62226

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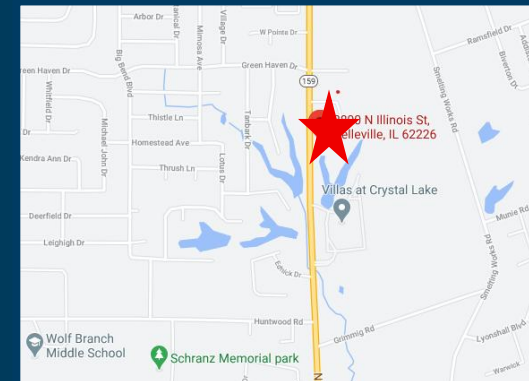
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LUKE ALLAN

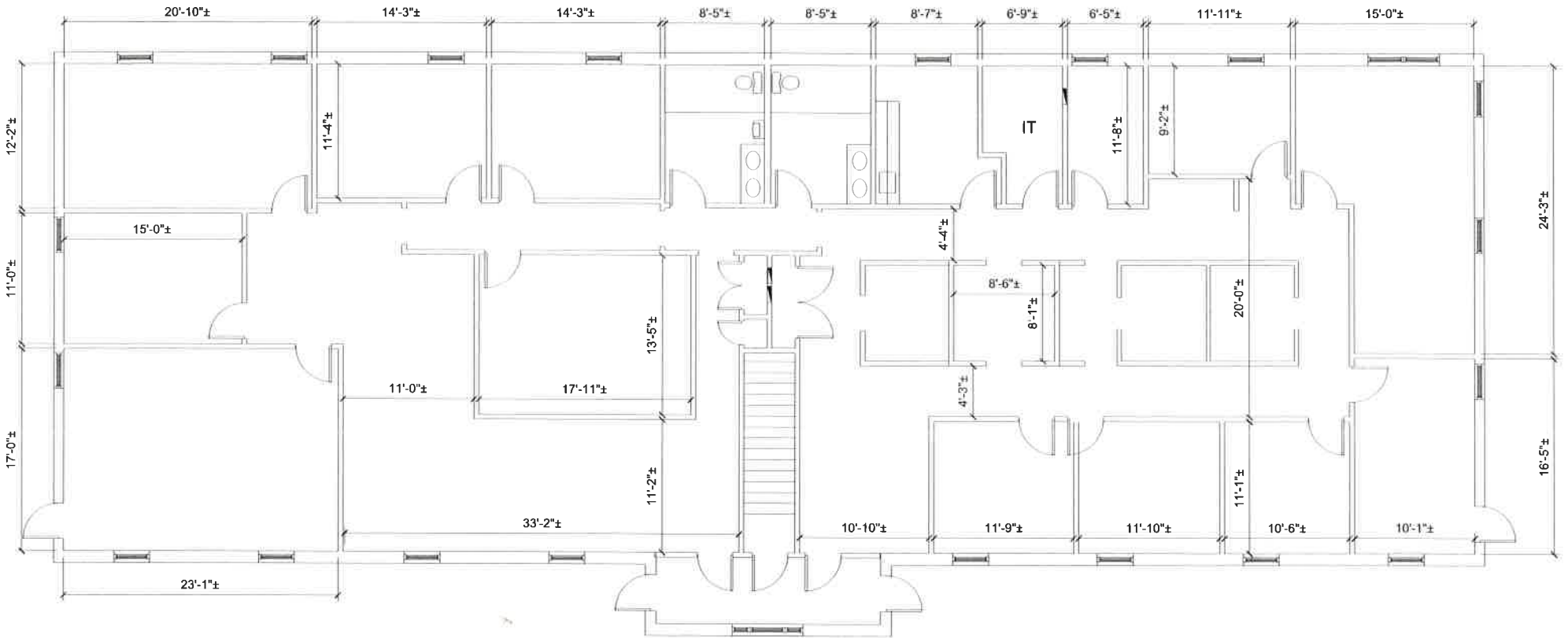
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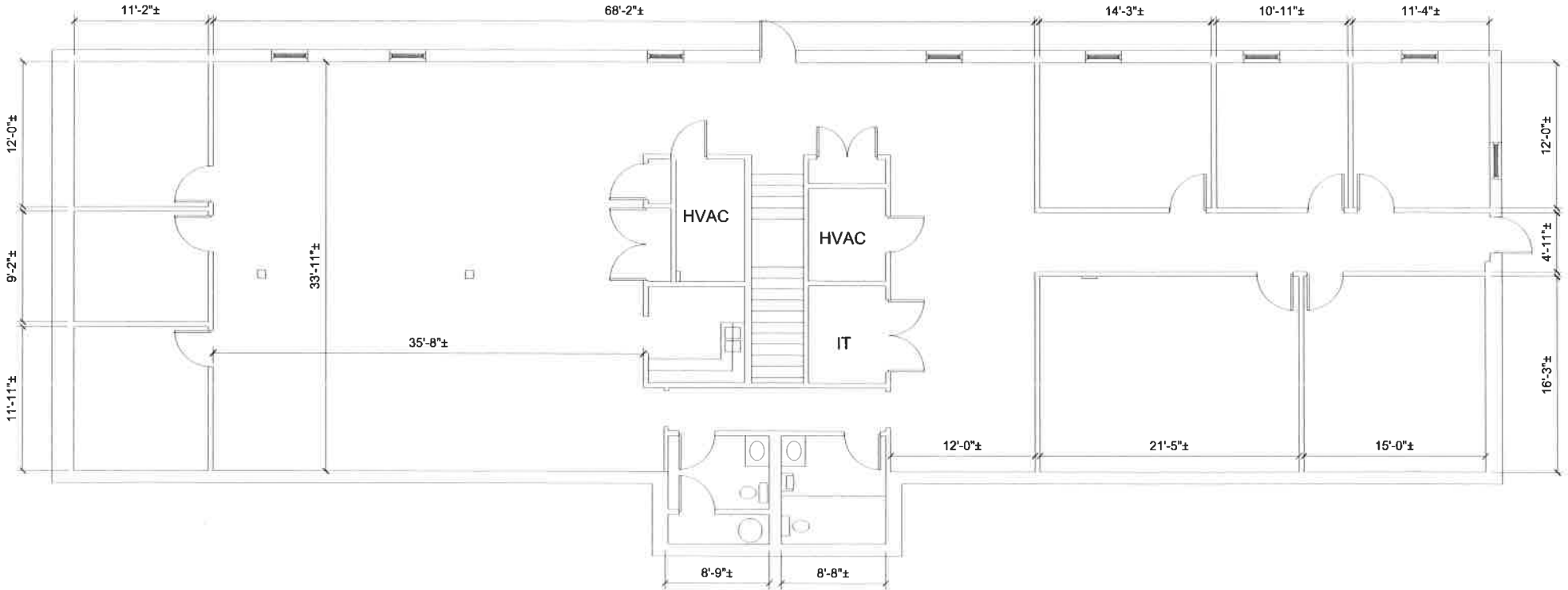
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Main Floor Plan

1/8" = 1'-0" (11x17 sheet size)

Existing Floor Plan
 3890 North Illinois
 Swansea, IL



Lower Level Floor Plan

1/8" = 1'-0" (11x17 sheet size)

Existing Floor Plan
 3890 North Illinois
 Swansea, IL



Date Issued: 7-14-23

EX2
 2023.96



COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Building

Address: 3890 N Illinois Street

City: Swansea **State:** IL **Zip:** 62226 **County:** Saint Clair

Building Size: 9,600 SF

Useable/Rentable: U **Total Space Available Now:** 9,600 SF

Year Built: 1997 **Number of Floors:** 2

Ceiling Height: 9' **Elevators:** N **Sprinklers:** _____

Overhead Doors: N/a

Lot Size: 1.21 acres **Frontage:** 355'.95" **Depth:** 149'.62"

Parking Spaces: 24 **Traffic Count:** 16,900

Zoning: PB **By:** Village of Swansea

Permanent Parcel #: 08-04.0-405-015

Taxes (Year): 2024/\$19,209.06

Reduced Sa \$550,000 (\$57.00 PSF)

Comments: Great visibility along IL 159
Signage Available
Owner/User Opportunity!

Kunkel Commercial Group
3318 N IL Street
Swansea, IL 62226
618-202-4500 Office

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