

**FOR
SALE**

**8044 N Illinois St.,
Caseyville, IL 62232**



4,400 SF MIXED-USE PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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

8044 N Illinois St., Caseyville, IL 62232



LOCATION OVERVIEW

Located on North South Thoroughfare of Illinois 159/North Illinois St. Connecting St. Clair and Madison County. 3 miles North of Interstate 64.

PROPERTY PHOTOS - OFFICE BUILDING

8044 N Illinois St., Caseyville, IL 62232

REAR EXTERIOR



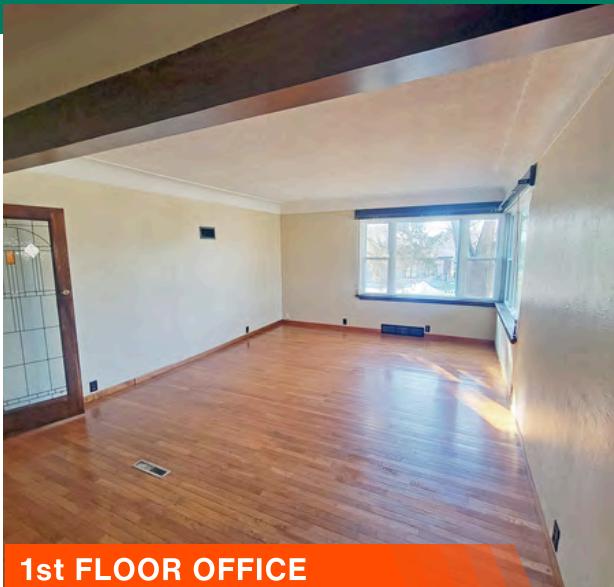
1st FLOOR RECEPTION



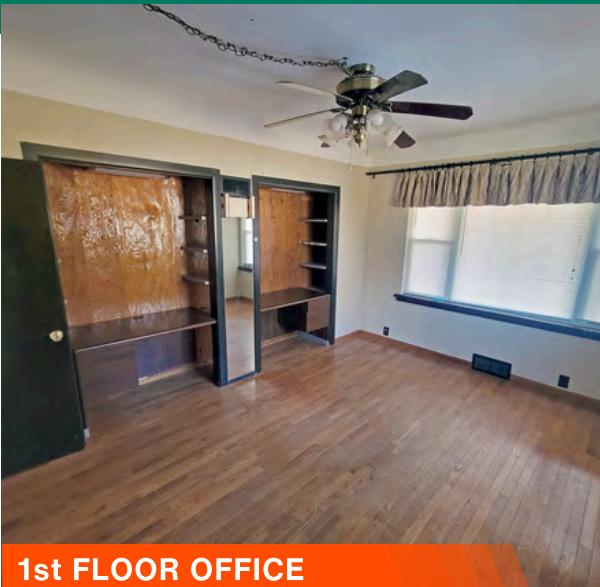
KITCHEN



Well-maintained 2,000 SF two-story office building featuring 2 offices, reception, conference room, restroom, and full kitchen on the main level. The second floor offers 3 offices and a restroom. Lower level includes storage, wash basin, sump pump, and mechanicals. Updates include HVAC (3 years old), water heater (1 year old), and roof replaced in 2012.



1st FLOOR OFFICE



1st FLOOR OFFICE

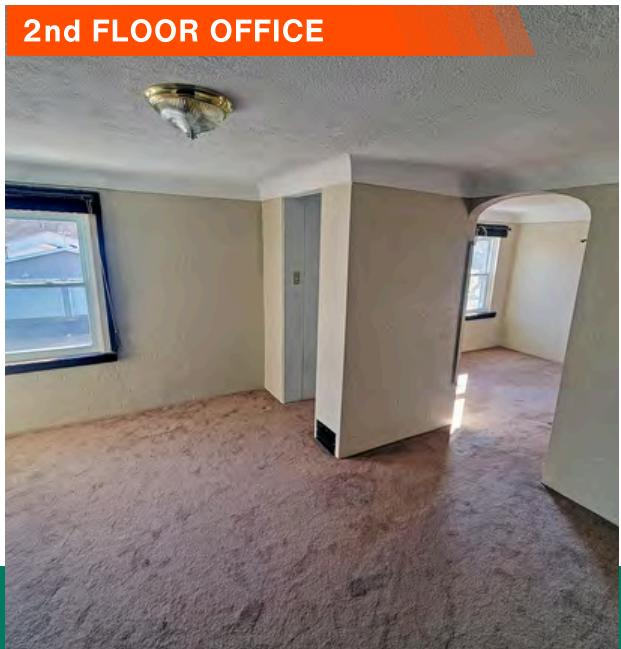


1st FLOOR OFFICE

PROPERTY PHOTOS - OFFICE BUILDING

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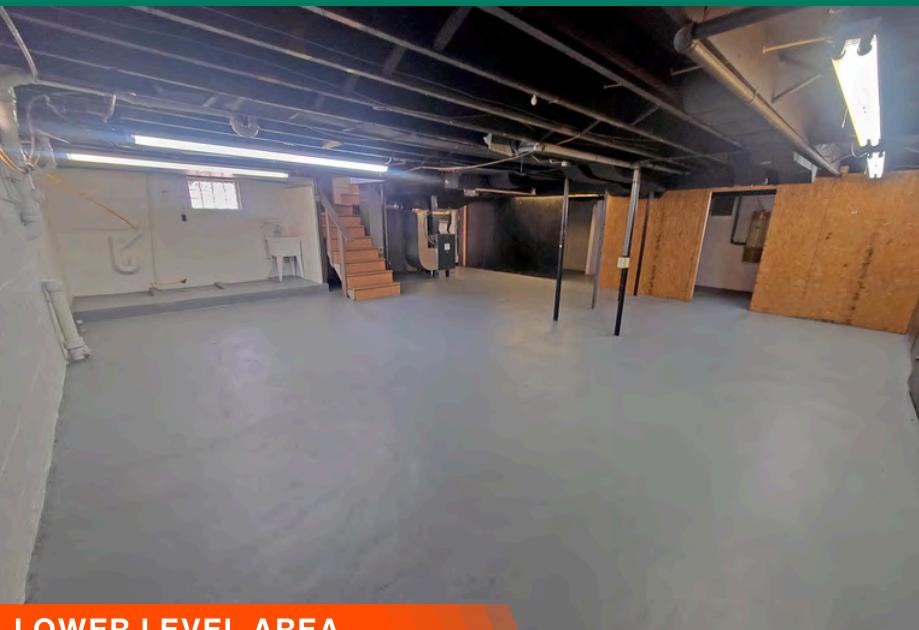
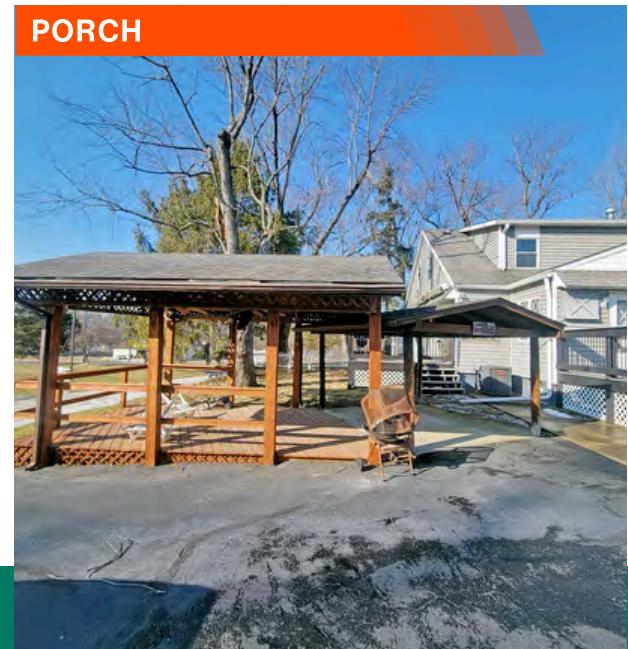
2nd FLOOR OFFICE



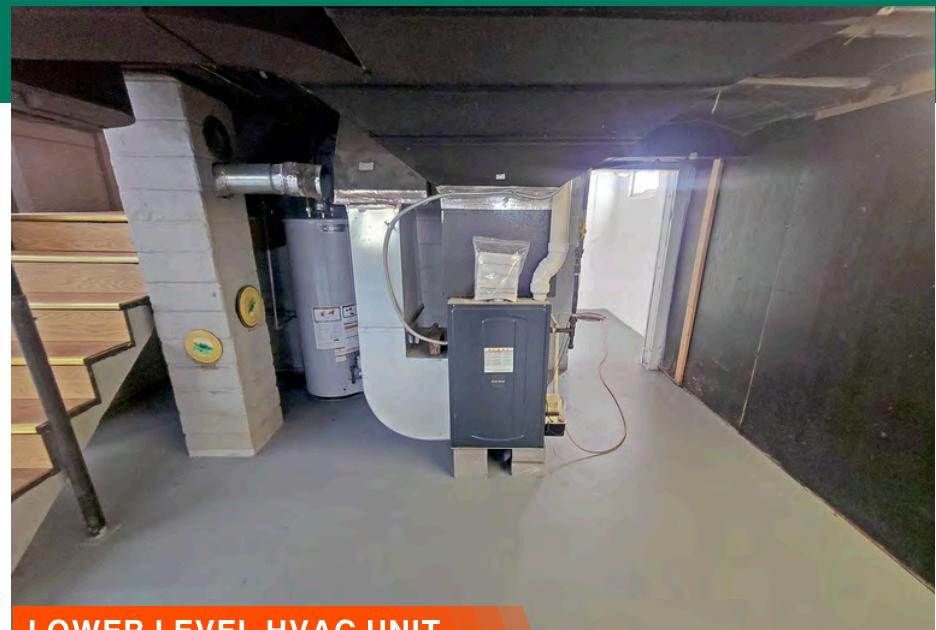
2nd FLOOR OFFICE



PORCH



LOWER LEVEL AREA



LOWER LEVEL HVAC UNIT

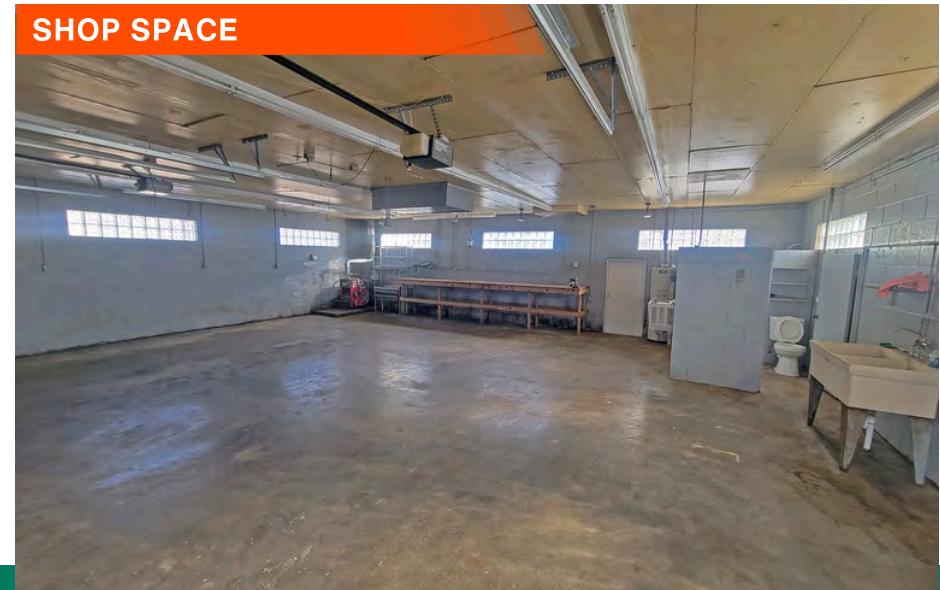
PROPERTY PHOTOS - OUTBUILDING 1

8044 N Illinois St., Caseyville, IL 62232

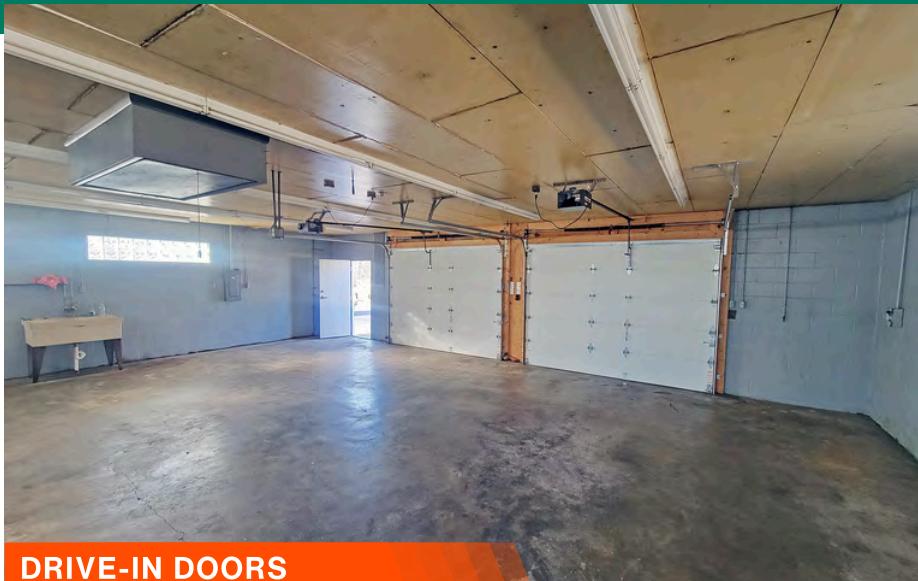
EXTERIOR



SHOP SPACE



Building 1 is a 1,200 SF versatile shop building featuring two 8' drive-in doors, boiler floor heat, and a hot water heater. The space includes a restroom with shower, air compressor lines, and a 12' x 12' lower-level storm shelter for added functionality and safety.



DRIVE-IN DOORS

BOILER

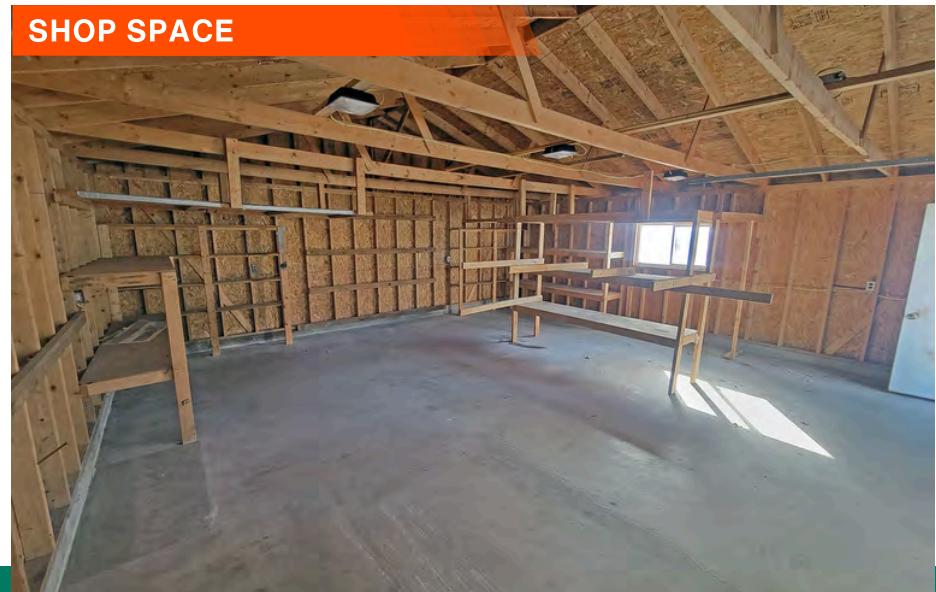
PROPERTY PHOTOS - OUTBUILDING 2

8044 N Illinois St., Caseyville, IL 62232

EXTERIOR



SHOP SPACE



Building 2 features two 8' overhead drive-in doors, a durable concrete floor, and existing shelving, offering an efficient space for storage or workshop use.



SHOP SPACE

SHOP SPACE

OFFICE/RETAIL PROPERTY SUMMARY

8044 N ILLINOIS ST

LISTING # 3192

LOCATION DETAILS:

Parcel #: 03-10.0-100-002
County: IL - St. Clair
Zoning: Highway Business



PROPERTY OVERVIEW:

Building SF: 4,400
Vacant SF: 4,400
Usable Sqft: 4,400
Min Divisible SF: 4,400
Max Contig SF: 4,400
Office SF: 2,000
Signage: Yes
Lot Size: 0.69 Acres
Frontage: 100
Depth: 300
Parking Spaces: 25
Parking Surface Type: Asphalt, Rock & Concrete

SALE INFORMATION:

Sale Price: \$550,000
Price / SF: \$125.00

FINANCIAL INFORMATION:

Taxes: \$5,016.86
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 16300

PROPERTY DESCRIPTION:

Converted residential, 2,000 SF 2 story office building. Main level consists of 2 offices, reception area, conference room, restroom & full kitchen. Second story consists of 3 offices and restroom. Lower level consists of storage, wash basin sump pump, HVAC (3 years old), W/H (1 year old). Roof replaced in 2012. Two outbuildings. Building 1 consists of a 1,200 SF 2-8' drive-in doors, H/W heater, boiler floor heat, restroom w/shower, air compressor lines and 12'x12' lower level storm shelter. Building 2 consists of an 2-8' overhead drive-in door, shelving and concrete floor. Great construction/contractor yard.

STRUCTURAL DATA:

Year Built: 1951
Ceilings: 8' - 12'
Construction Type: Brick, Exterior - Block, Metal, Wood Frame

TAX INCENTIVE ZONES:

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