

FOR SALE OR LEASE

**3890 N IL
Swansea, IL 62226**

**Great Owner/ User
Opportunity!**



PROFESSIONAL OFFICE BUILDING

- 9,600 SF Professional Office Building
- 4,800 SF available on each level
- Fully Bricked Building
- Built: 1997
- Zoned- Planned Business
- High visibility along IL 159
- Parking Spaces: 24, 2.5/1,000 SF
- Parcel ID # 08-04.0-405-015
- Average Daily Traffic Count: 16,900
- **Lease Rate: \$11.00 PSF for entire bldg., NNN Lease**
- **Sale Price: \$615,000 (\$64.00 PSF)**

EXPERIENCE... DEDICATION... RESULTS

For information, contact:

DAVE KUNKEL

Broker

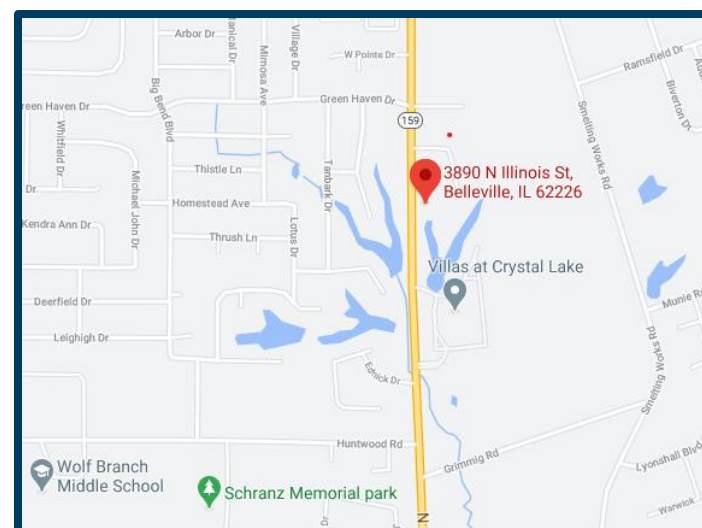
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618.977.1846 MOBILE

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O'FALLON, IL 62269**

CHOOSEKWG.COM



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.