

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 PB
- 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**
- **REDUCED SALE PRICE: \$599,000 (\$62.00 PSF)**

EXPERIENCE... DEDICATION... RESULTS

For information, contact:

DAVE KUNKEL

Broker

DAVE@CHOOSEKWG.COM

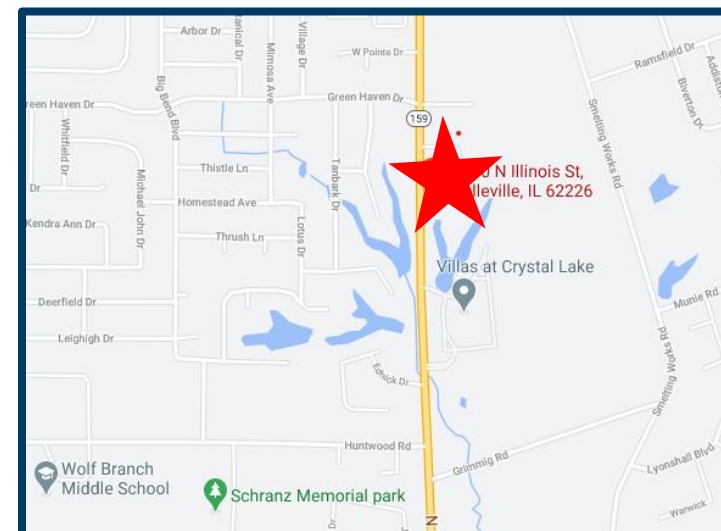
618.202.4500 OFFICE

618.977.1846 MOBILE

784 WALL STREET, SUITE 150

O'FALLON, IL 62269

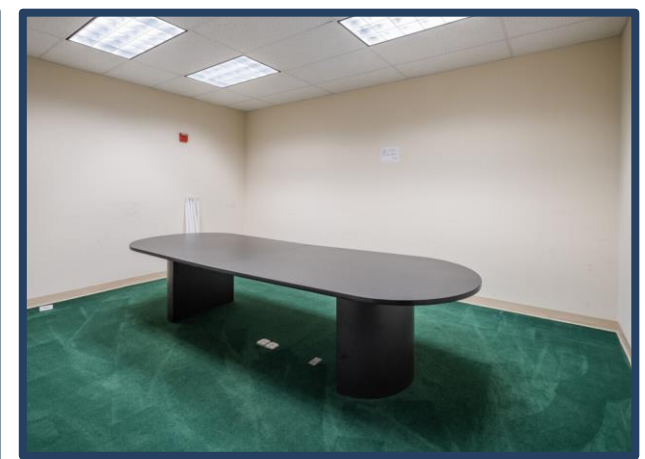
CHOOSEKWG.COM



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.

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PHOTOS



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Aerial

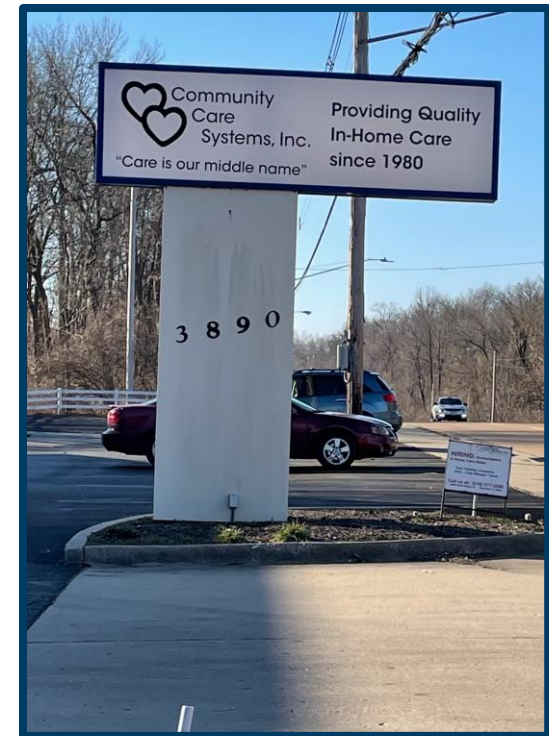


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9,600 Square Foot Building on 1.21 Acres

Parcel ID# 08-04.0-405-015



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COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Space

Address: 3890 N IL

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 **Last Major Rehab:** **Number of Floors:** 2

Ceiling Height: 9' **Elevators:** **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): 2023/\$19,996.00

Sale Price: \$599,000

Lease Rate: \$11.00 PSF plus NNN est @ \$3.00 PSF

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

KUNKEL COMMERCIAL GROUP

784 WALL STREET, SUITE 150 O'FALLON, IL 62269

618.202.4500 www.choosekwg.com

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