

FOR SALE > 11,200 SF FORMER CHILDCARE FACILITY

1004 Gaty Ave., East St. Louis, IL 62201



- Easy conversion for general office use.
- Consists of (3) infant rooms, (2) toddler rooms, (2) 3-4-year old classrooms, one pre-school room, (2) oversized classrooms, teacher's lounge and 11 restrooms (restroom in each classroom).
- The center of the building has a large space for multiple group activities which is connected to the cafeteria and kitchen.
- The kitchen features a 3 compartment sink with grease trap, 10-burner stove with an 8' hood and double-door freezer-refrigerator combo unit.
- Multiple offices on main level with a large staff conference and training room on the second level.

BARBERMURPHY
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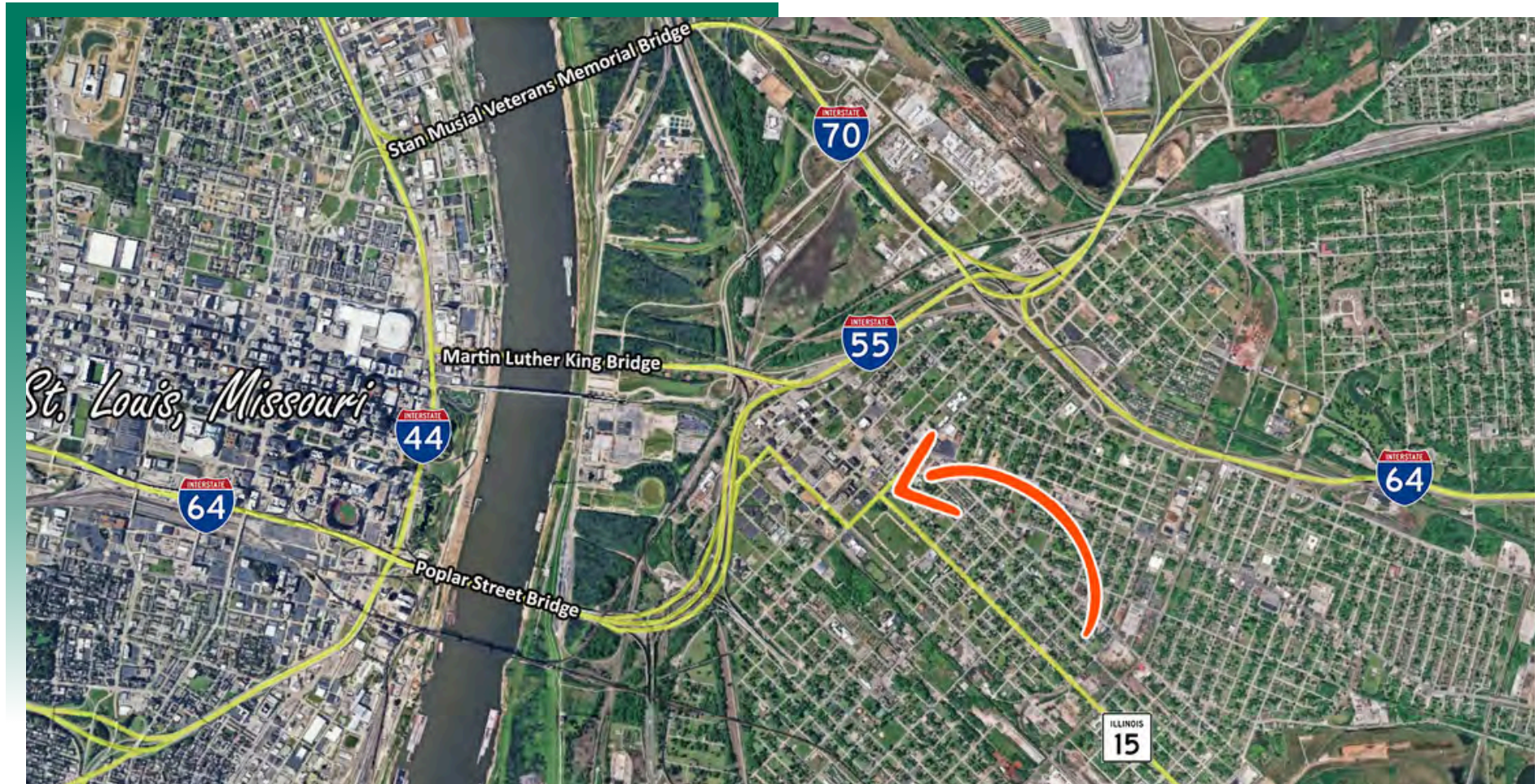
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AREA MAP

1004 Gaty Ave., East St. Louis, IL 62201

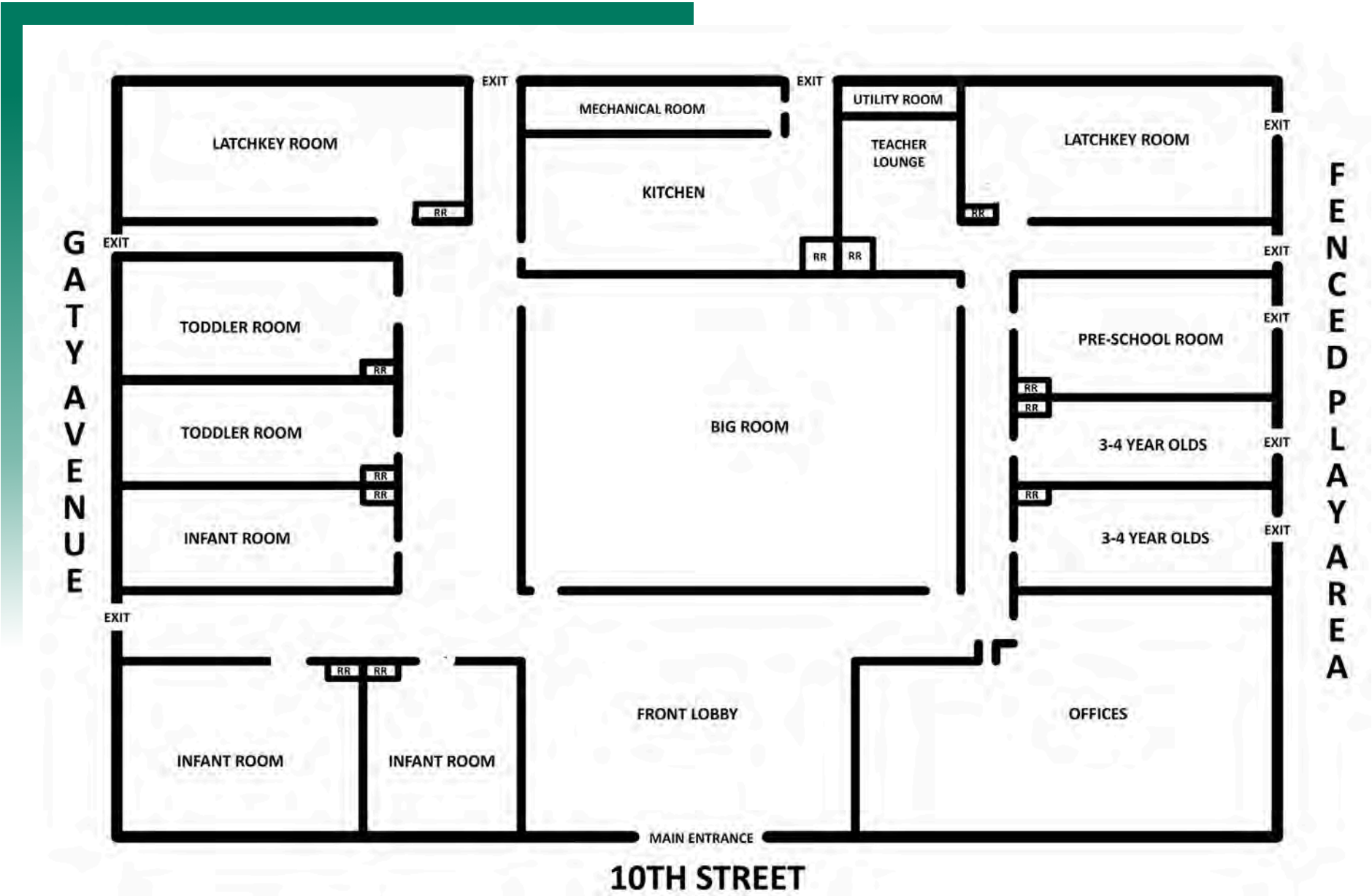


LOCATION OVERVIEW

This property offers a strategic Metro East location with excellent access to I-55, I-64, I-70, and I-255. Situated just minutes from downtown St. Louis, the property provides convenient connectivity into Missouri via nearby Mississippi River bridge crossings, including the Poplar Street Bridge. This central location allows users to efficiently serve both Illinois and Missouri markets while benefiting from close proximity to the region's primary interstate network.

FLOOR PLAN

1004 Gaty Ave., East St. Louis, IL 62201



*Not to scale

PROPERTY PHOTOS

1004 Gaty Ave., East St. Louis, IL 62201

INFANT ROOM 1



PRE-SCHOOL 1



INFANT ROOM 2



PRE-SCHOOL 2



INFANT ROOM 3



PRE-SCHOOL 3



PROPERTY PHOTOS

1004 Gaty Ave., East St. Louis, IL 62201

TODDLER ROOM 1



TODDLER ROOM 2



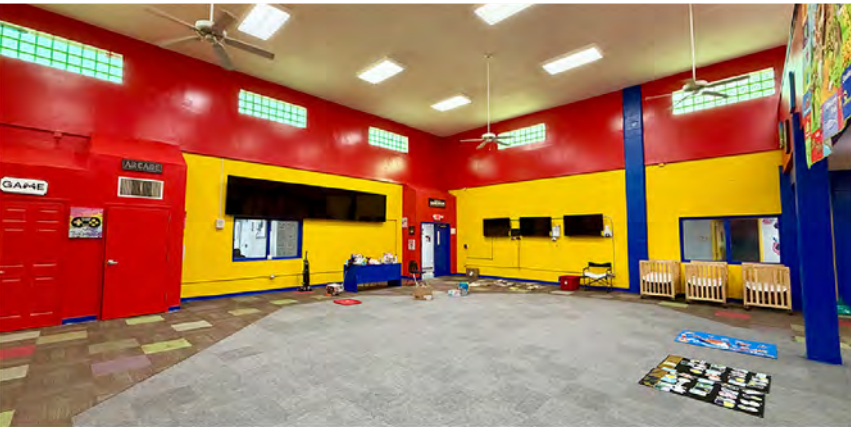
CLASSROOM 1



CLASSROOM 2



ACTIVITY ROOM



ACTIVITY ROOM



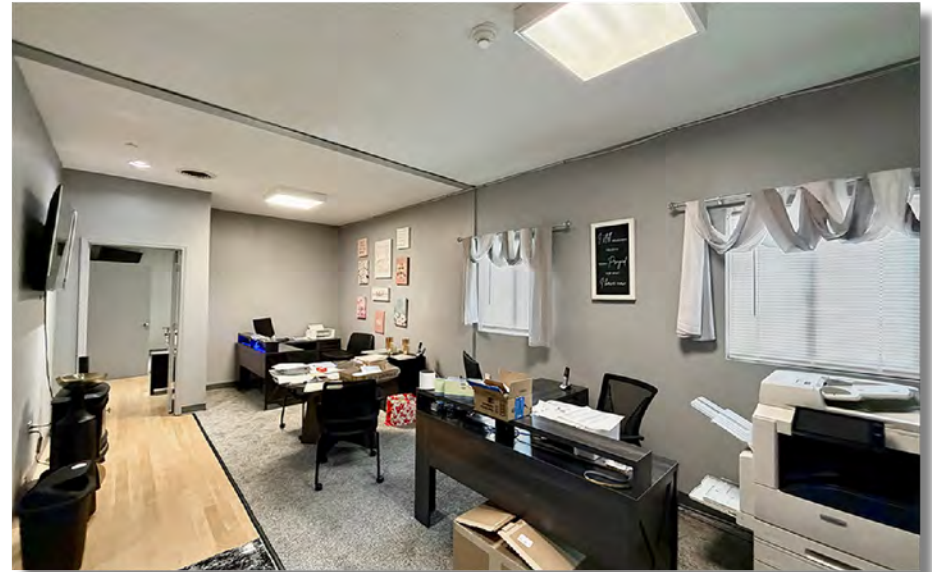
PROPERTY PHOTOS

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CONFERENCE ROOM



ADMINISTRATION OFFICE



PRIVATE OFFICE



PRIVATE OFFICE



PROPERTY PHOTOS

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PLAYGROUND



SIDE PARKING LOT



OFFICE/RETAIL PROPERTY SUMMARY

1004 GATY AVE., EAST ST. LOUIS, IL 62201

LISTING # 3291

LOCATION DETAILS:

Parcel #: 01-13-0-416-056
County: IL - St. Clair
Zoning:

PROPERTY OVERVIEW:

Building SF: 11,200
Usable Sqft: 11,200
Min Divisible SF: 11,200
Max Contig SF: 11,200
Signage: Building, Monument
Lot Size: 0.67 Acres
Frontage: 240
Depth: 150
Parking Spaces: 15
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1997
Building Class: B
Ceilings: 8'-18'
Construction Type: Combination

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$600,000
Price / SF: \$53.57

FINANCIAL INFORMATION:

Taxes: \$21,705.56
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 1,950

PROPERTY DESCRIPTION:

11,200 SF former childcare facility for sale. This site consists of 3 infant rooms, 2 toddler rooms, 2 3-4-year old classrooms, one pre-school room, 2 oversized classrooms, teacher's lounge and 11 restrooms (restroom in each classroom). The center of the building has a large space for multiple group activities which is connected to the cafeteria and kitchen. The kitchen features a 3 compartment sink with grease trap, 10-burner stove with an 8 ft hood and double-door freezer-refrigerator combo unit. Multiple offices on main level with a large staff conference and training room on the second level. 5 exits to the 1/4 acre fenced in play area. 3 phase power.