

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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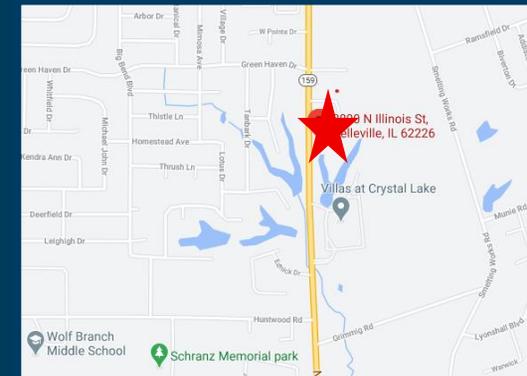
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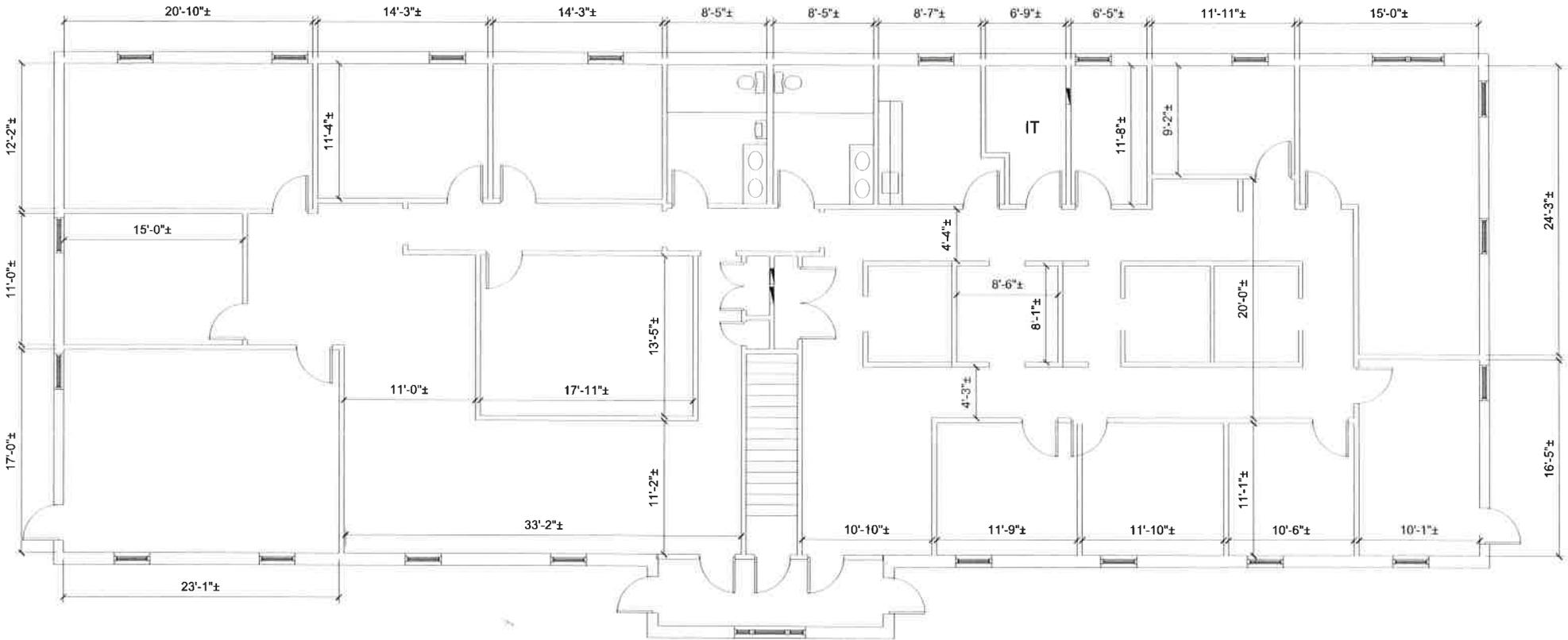
3318 N Illinois Street, Swansea, Illinois 62226

CHOOSEKWG.COM

618.202.4500 Office



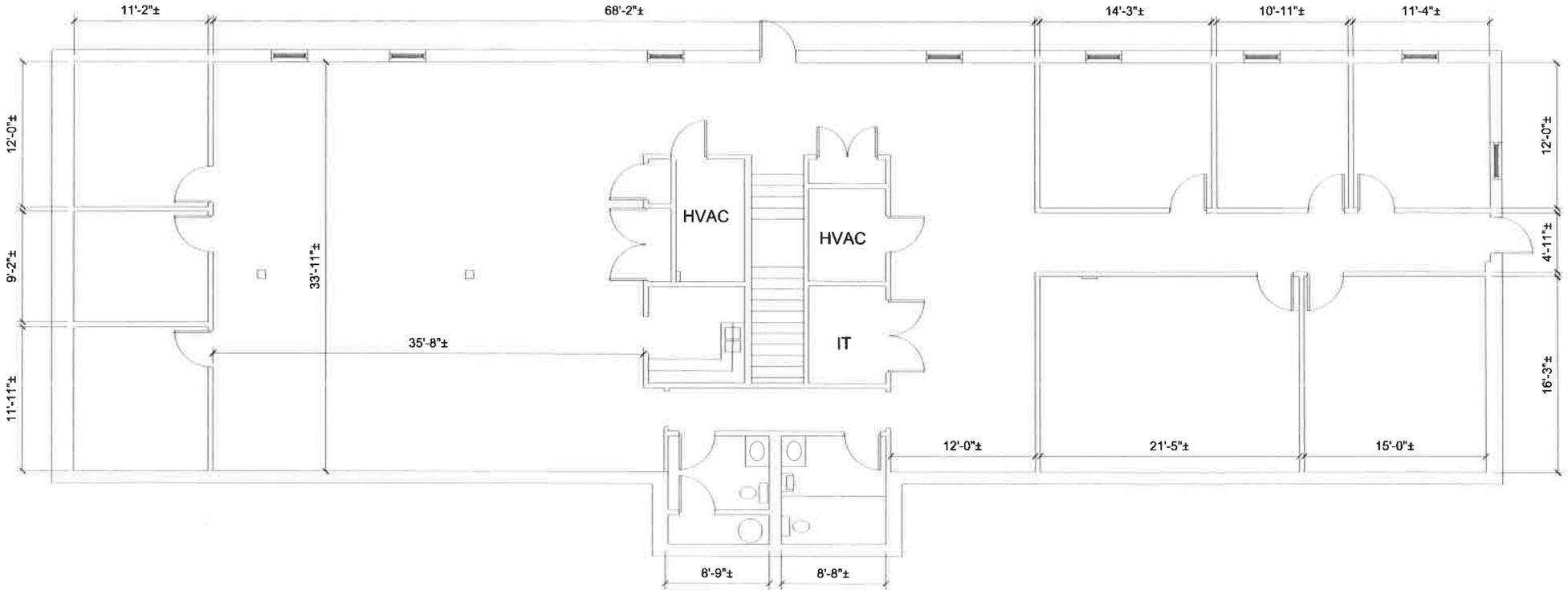
Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



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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