

FOR SALE

12 Professional Park Dr.
Maryville, IL 62062



MEDICAL OFFICE AVAILABLE

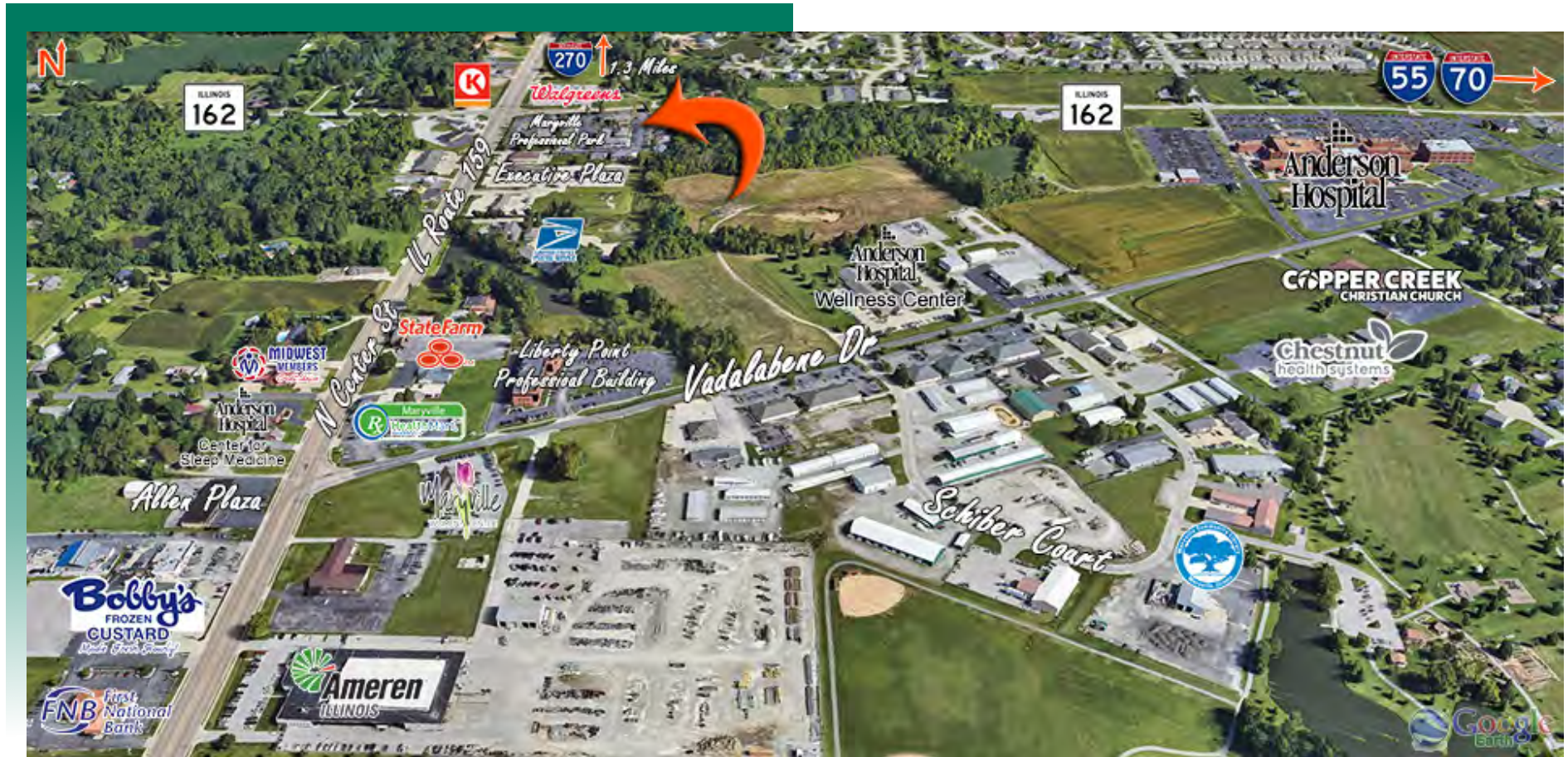
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM
Broker Associate
Cell: (618) 304-3917
carterm@barbermurphy.com



AREA MAP

12 Professional Park Dr. Maryville, IL 62062

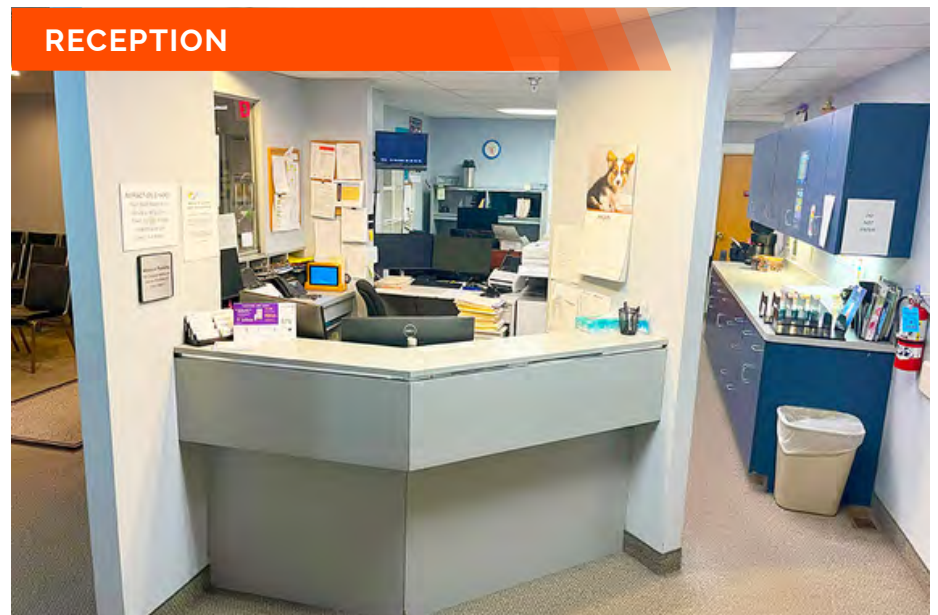


LOCATION OVERVIEW

Excellent Interstate access to I-270 and I-55/70. Office building is located in the Maryville Office Park and in close proximity to Anderson Hospital. Adjacent lot included for additional parking.

PROPERTY PHOTOS

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WAITING AREA



PATIENT ROOM



OPERATING ROOM



PATIENT ROOM 2



OFFICE PROPERTY SUMMARY

12 Professional Park Dr. Maryville, IL 62062

#2868

SALE INFORMATION:

For Sale: YES
Sale Price: \$1,700,000
Sale Price/SF: \$274.15

SQUARE FOOT INFO:

Building Total: 6,201 SF
Total Available: 6,201 SF
Direct Lease: 0 SF
Max Divisible: 6,201 SF

LAND MEASUREMENTS:

Acres: 0.48 AC

TRANSPORTATION:

Interstate: I-270 & I-55/70

UTILITY INFO:

Electric Provider: Ameren Illinois
Location: On Site
Gas Provider: Ameren Illinois
Location: On Site
Sewer Provider: City Served
Location: On Site
Water Provider: City Served
Location: On Site



PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-401-021
County: Madison
Zoning: B-2
Complex: Maryville Office Park
Parking: 55
Parking Type: Covered, Asphalt
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO

STRUCTURAL DATA:

Year Built: 1985
Rehab Year: 2006
Building Class: B
Floors: 1

COMMENTS:

Fully occupied with reputable tenants.
Optical surgery center licensed and approved by state with certificate of need in place.

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