

INVESTMENT PROPERTY

115 Lincoln Place Court Belleville, IL

FULLY LEASED!



PROFESSIONAL OFFICE BUILDING

- 3,864 Square Foot Building
- Fully Occupied Building (3 Suites Total)
- Minutes from SWIC & Scott Air Force Base
- Located in Lincoln Place Court just off of Carlyle Avenue
- Parcel ID # 08-24.0-401-004
- **Sale Price: \$368,000 (\$95.00 PSF)**
- **Contact Broker for Financials**

Contact:

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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.



COMMERCIAL BUILDING INFORMATION

Building Name: Professional Office Building

Address: 115 Lincoln Place Court

City: Belleville **State:** IL **Zip:** 62221 **County:** Saint Clair

Building Size: 3,864 SF

Useable/Rentable: U

Year Built: 1998 **Number of Floors:** One

Ceiling Height: 8' **Elevators:** No **Sprinklers:** No

Overhead Doors: N/A

Parking Spaces: 13

Zoning: Hwy Business **By:** St. Clair County

Permanent Parcel #: 08-24.0-401-004

Taxes (Year): 2022/\$8,116.66

Sale Price: \$368,000 (\$95.00 PSF)

Comments: Close to Scott Air Force Base & SWIC.
Located off Carlyle Avenue.

KUNKEL COMMERCIAL GROUP

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

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