

FOR SALE OR LEASE



3890 N IL
Swansea, IL 62226

Owner/ User Opportunity!



EXPERIENCE... DEDICATION... RESULTS

For information, contact:

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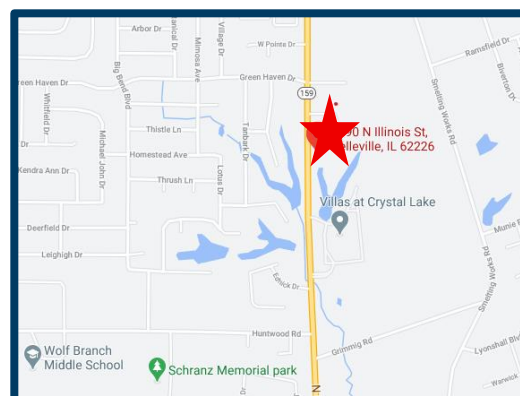
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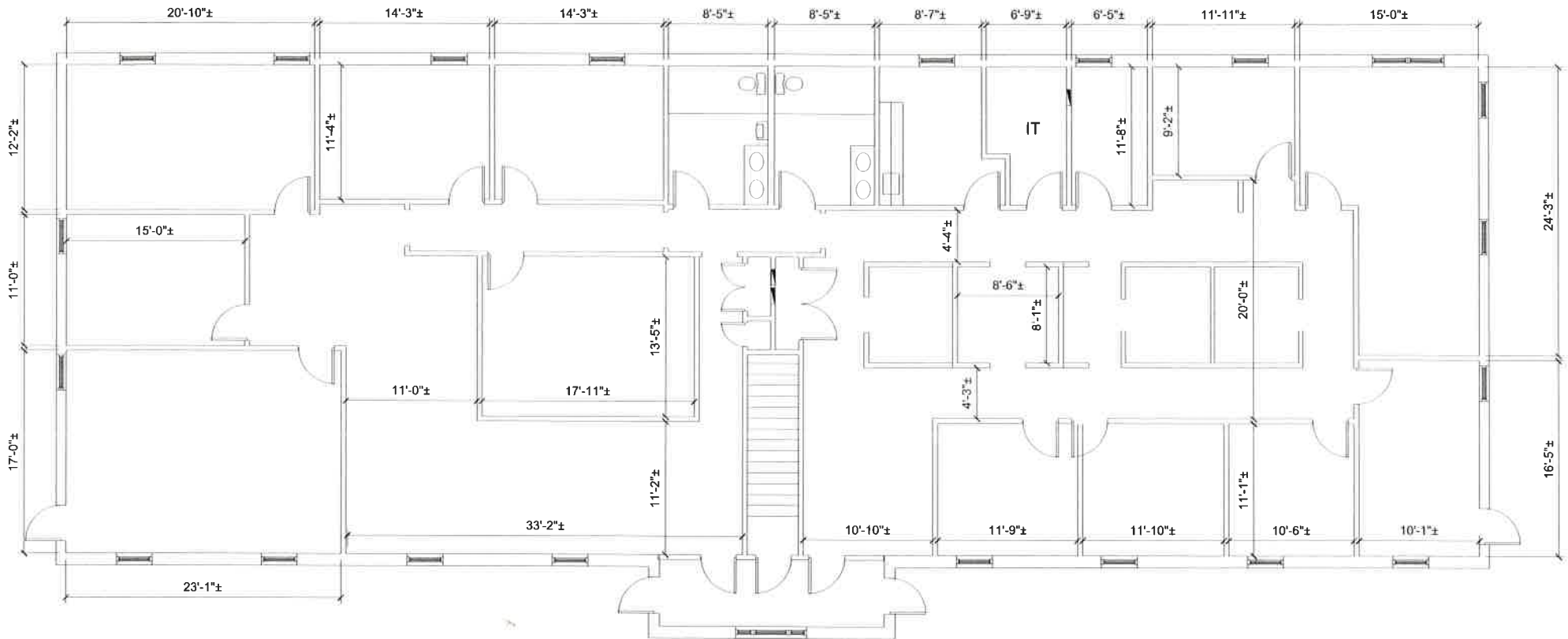
784 WALL STREET, SUITE 150, O'FALLON, IL 62269
CHOOSEKGW.COM
618.202.4500 Office

PROFESSIONAL OFFICE BUILDING

- 9,600 SF Professional Office Building (Fully Bricked)
- 4,800 SF Available on each level
- **Recent Property Enhancements (2025)**
 - Landscaping cleaned up for improved curb appeal
 - Updated exterior lighting
 - Newly painted railings
 - Updated monument signage
 - Parking lot professionally sealed & striped
- **Property Highlights**
 - Built: 1997
 - Zoned- Planned Business
 - High visibility along IL -159
 - Parking: 24 spaces, (2.5/1,000 SF)
- Parcel ID # 08-04.0-405-015
- ADT Count: 16,900 vehicles per day
- **Lease Rate: \$11.00 PSF for entire bldg., NNN Lease**
- **Sale Price: \$615,000 (\$64.00 PSF)**



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.



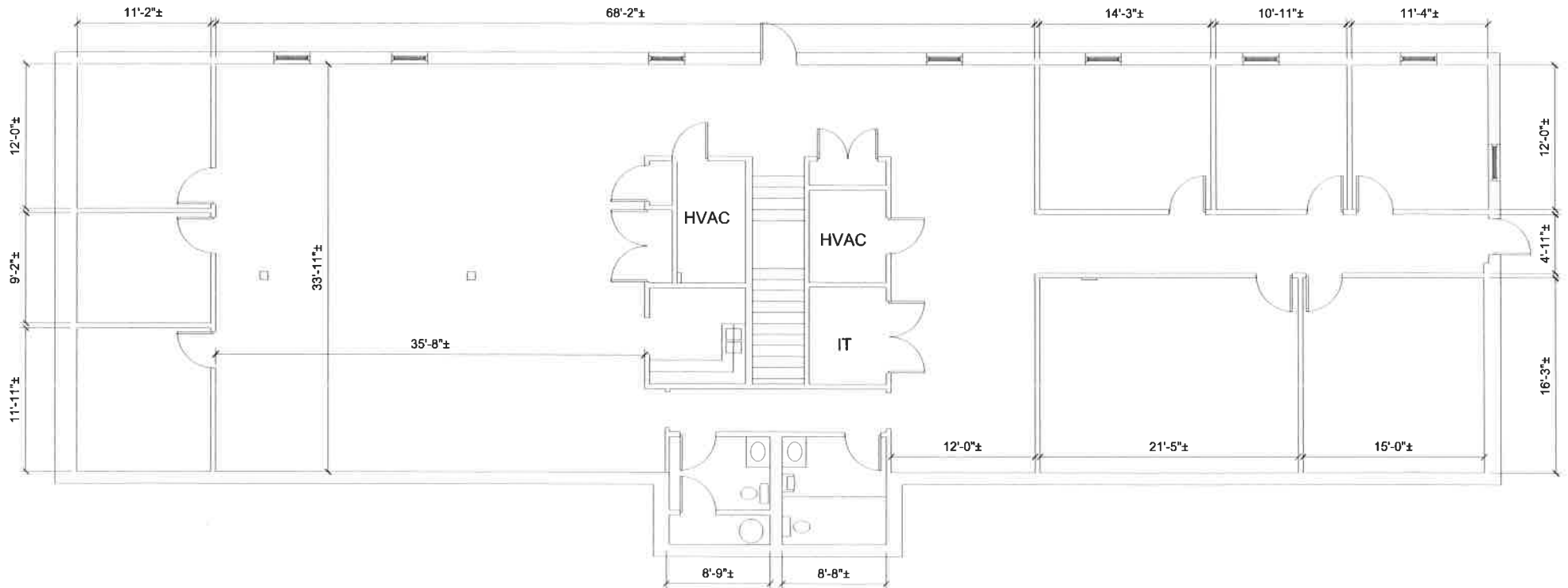
Main Floor Plan

1/8" = 1'-0" (11x17 sheet size)

Existing Floor Plan
3890 North Illinois
Swansea, IL

Date Issued: 7-14-23

EX1
2023.98



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
2023.98



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 **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): 2024/\$19,209.06

Sale Price: \$615,000 (\$64.00 PSF)

Lease Rate: \$11.00 PSF plus NNN

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

Kunkel Commercial Group
3318 N IL Street
Swansea, IL 62226

618.202.4500

Choosekwg.com

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