



**MLS #:** EB453971    **Status:** Active    **Cat:** Commercial    **Price:** \$249,900  
**County:** Jackson    **Type:** Office  
**Addr:** 1001 N Beadle Drive  
**City:** Carbondale    **IL**    **Zip Code:** 62901    **Unit #:**  
**Legal:** DOCTORS PARK LOT 9 18-9-1    **Virtually Stage Y/N:**

**Total Bldg SqFt:** 3,700    **For Sale:** Yes    **For Lease:** No    **Lease \$/Mo:** \$4,300  
**Office SqFt:**    **Warehse SqFt:**    **Lease Type:** Gross  
**Avail SqFt:** 3,700    **CAM \$/SqFt:**    **Lease Renewal:**  
**Stories:**    **# of Bldgs:** 1    **Lease \$/SqFt:**  
**Parking Spcs:** 12    **# of Units:**    **Lease \$/SqFt Ann** 12.00  
**Handicap Mod:**    **Udgrd Strg Tank:**    **Subsq Sale to Tenant:**  
**Year Built:**    **100-Yr Flood Plain:**    **Agent Owned:** No  
**Apx Lot SqFt:**    **Zoning:** PA    **Agent Related to Seller:** No  
**Apx Acres:** 0.14    **NDA:**    **Agent is Desig. Mnging Broker:** No

[Schedule a Showing](#)

**Directions:** From Hwy. 13 west of Carbondale, west on Striegel Rd., then left on Beadle Dr. The building is on the SW corner of the intersection.

**Annual** \$6,401.00 /2023    **Parcel ID(s):** 15-18-402-005    **Security System:**    **Corn Suitability Rating/PI:**  
**Tax Incentive:**    **Sprinkler:**    **Total Passthru Cost:**  
**Exemptions:**    **# Dock Doors:**    **Projected Exp (IV):**  
**# Seats:**    **# Rail Doors:**    **Projected Inc (IV):**

**Agent Remarks**

**Public Remarks** Excellent location in a business park on Carbondale's west side off Hwy. 13 There are 8 offices, reception area and all is remodeled. This would be perfect for medical or general office space. Currently it is a call center for Shawnee Health. The lease runs until July 2025 for \$2650/mo. with a modified gross lease. A lease option is also available. Additional parking is available adjacent to the building in shared parking lot.

**FEATURES**

**LOCATION** Office Park  
**FRONTAGE/ACCESS** Paved 2Lane, City Street  
**OTHER ACCESS** None  
**SEWER SOURCE** Public Sewer  
**OWNERSHIP** L.L.C.  
**TAX INCENTIVE** Enterprize Zone  
**POSSIBLE FINANCING** Cash, Conventional  
**SHOWING INSTRUCTIONS** Text/Call Listing Agent  
**WATER SUPPLY** City on Premises

**Industrial / Office/ Retail /Multi-Family / Restaurant / Investment**

**SALE/LEASE INCLUDES** Building    **INSULATION** Unknown  
**HEATING** Forced Air    **BUILDING DESCRIPTION** 1 Story  
**COOLING** Central Air    **PROPERTY USE** Flex Space, Freestanding  
**WALL CONSTRUCTION** Frame    Building, Medical Office, Office Building  
**FLOORING** Tile/Vinyl, Carpeted  
**ROOF CONSTRUCTION** Asphalt/Fiberglass  
**EXTERIOR FINISH** Brick  
**TERMS/LEASE** 2 Years, 3 Years, 4 Years, 5 Years

**Land and Farm**

**Land with a House**

**Owner:** Premier Property Mgt. + Development    **Also Ref MLS#:**  
**LO:** COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701    **Off License #** 478027382  
**LA:** Rolf R Schilling - Pref: 618-303-0700    **List**    **Agt License #** 471012048  
**LA Email:** anke@midwest.net    **Appointment Desk Phone:** 618-303-0700    **Cell:**  
**CLA:**    **Cell:**    **LD:** 6/25/2024  
**OLA:**    **Cell:**    **XD:** 6/25/2025  
**Co-Op Comp (Sale)** 3    **Co-Op Comp (Lease)** 1/2 mo. rent    **Var Comm Rate**    **List**    **Exclusive Right to Sell**

**OLP:** \$249,900    **Selling Agent:**    **Co-Sell**  
**Sold Price:**    **Selling Office:**    **How**  
**Closing Date:**    **Co-Sell Agent:**    **DOM: 0**    **CDOM: 0**  
**Concessions \$**    **Sold Conc Info**    **Selling Team:**  
**Buyers**    **Lender/Mortgage Co**    **List Date:** 6/25/2024    **Active Date (if applicable):**