

## Bronze Pointe - Office Condo for Sale

1 Bronze Pointe East, Swansea, Illinois 62226  
St. Clair County

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### Property Description

#### Bronze Pointe Office Park

8,092 SF Class B Office Condo for Sale. ADA Compliant. Professional Reception Area with building in front counter, Glass Walled Conference Room, 2 additional conference rooms, 12 Private Offices, Kitchenette, Male/Female Restrooms and storage rooms. Large open space currently being used for cubicles. 12' x 34' storage vault.

Located 2 miles from I-64 & Exit 12. Monument signage on IL Route 159. 18,800 ADT on Route 159.

**Reduced Sale Price: \$890,120**

**Also available for Lease: \$12.00 per SF, Net**

### Basic Details

Listing No:	2273
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	8,092 Sqft.
Total Sqft Available:	8,092 Sqft.
Sale Price:	\$890,120

### Square Foot Information

Building Total Sqft:	8,092 Sqft.
Office:	8,092 Sqft.
Min Divisible Sqft:	8,092 Sqft.
Max Contiguous Sqft:	8,092 Sqft.

## Property Information

Parcel No:	08-04.0-207-044
Zoning:	PB, Planned Business
Zoning By:	Village of Swansea
Complex:	Bronze Pointe
Prior Use:	Office
Parking:	132
Parking Surface Type:	Asphalt
Property Tax:	\$14,658
Tax Year:	2019
Traffic Count:	18,800

## Land Measurements

Acres:	2.46 Acre(s)
Frontage:	130 ft

## Structural Data

Year Built:	1992
Rehab Year:	2013
Class:	B
Clearance Min:	9 ft
Clearance Max:	12 ft
Exterior:	Brick
Floors:	1

## Transportation

Interstate:	I-64 - Exit 12
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