

5,800 SF Medical Building for Sale

5031 North Illinois St, Fairview Heights, Illinois 62208
St. Clair County

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Property Description

Medical Office Building

5,800 SF Medical Office Building for Sale. Potential for multiple tenant occupancy. Currently built out for medical users. High Visibility location between Frank Scott Pkwy and Hwy 50. Monument Signage on IL Route 159 (N Illinois St). 25,500 ADT.

Sale Price: \$875,000

Also for Lease: \$18.95 per SF, NNN

Basic Details

Listing No:	2392
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	5,824 Sqft.
Lot Size (Acres):	1.10 Acre(s)
Sale Price:	\$875,000
Sale Price Per Sqft:	\$150,000

Square Foot Information

Building Total Sqft:	5,824 Sqft.
Office:	5,824 Sqft.
Min Divisible Sqft:	2,400 Sqft.
Max Contiguous Sqft:	5,824 Sqft.

Property Information

Parcel No:	03-33.0-402-044
Zoning:	B-2
Zoning By:	Fairview Heights
Parking:	27
Parking Surface Type:	Asphalt
Property Tax:	\$15,609
Tax Year:	2019
Traffic Count:	25,500

Structural Data

Year Built:	2008
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Brick

Land Measurements

Acres:	1.10 Acre(s)
Frontage:	143 ft
Depth:	326 ft

Transportation

Interstate:	I-64
Airport:	St. Louis MidAmerica