

## Unique Office/Retail Building and Warehouse for Sale

2415 North Illinois St., Swansea, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	2936
Sale Or Lease:	For Sale
Property Type(s):	Office, Retail
Building Size (Sqft):	10,416 Sqft.
Lot Size (Acres):	1.46 Acre(s)
Total Sqft Available:	10,416 Sqft.
Min Acres Available:	1.46 Acre(s)
Sale Price:	\$450,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	2415
Street:	North Illinois
Street Suffix:	St.

### Square Foot Information

Building Total Sqft:	10,416 Sqft.
Total Sqft Available:	10,416 Sqft.
Office:	4,916 Sqft.
Retail:	2,916 Sqft.
Warehouse:	5,500 Sqft.
Min Divisible Sqft:	2,916 Sqft.
Max Contiguous Sqft:	7,500 Sqft.

### Facility Information

Drive-In Doors:	3
Heating:	Yes
Cooling:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	08-15.0-101-071
Zoning:	Commercial
Zoning By:	Swansea
Prior Use:	Outdoors Company
TIF:	Yes
Parking:	18
Parking Surface Type:	Asphalt
Property Tax:	\$16,863.88
Tax Year:	2023
Traffic Count:	20,000

## Land Measurements

Total Acres Available:	1.46 Acre(s)
Frontage:	360 ft
Depth:	150 ft

## Structural Data

Year Built:	1987
Rehab Year:	2023
Clearance Max:	16 ft
Exterior:	Metal/Brick

## Transportation

Interstate:	4 Miles to I-64
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