

Owner/User Opportunity - Professional Office Building

2 Bronze Pointe, Swansea, Illinois 62226
St. Clair County

Terry Johnson

Phone: 618-977-8367

Email: terryj@barbermurphy.com



Property Description

3,486 SF Class B Office Building Available for sale with 1,186 SF available for Lease. This Professional Office Building offers a great location at the Bronze Pointe Office Park on IL Route 159 near Frank Scott Parkway.

Reduced Sale Price: \$395,000

Lease with 3-5 year term: \$15.50 per SF, Gross

Basic Details

| | |
|-----------------------|---|
| Listing No: | 1130 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Investment, Office, Office - General Office |
| Building Size (Sqft): | 3,486 Sqft. |
| Total Sqft Available: | 3,486 Sqft. |
| Sale Price: | \$395,000 |
| Sale Price Per Sqft: | \$113.31 |

Square Foot Information

| | |
|-----------------------|-------------|
| Building Total Sqft: | 3,486 Sqft. |
| Total Sqft Available: | 3,486 Sqft. |
| Office: | 3,486 Sqft. |
| Min Divisible Sqft: | 3,486 Sqft. |
| Max Contiguous Sqft: | 3,486 Sqft. |

Property Information

| | |
|-----------------------|---------------------------|
| Parcel No: | 08-04.0-206-039 |
| Zoning: | PB-Planned Business |
| Zoning By: | Swansea |
| Complex: | Bronze Pointe Office Park |
| Parking: | 20 |
| Parking Surface Type: | Asphalt |
| Property Tax: | \$9,029 |
| Tax Year: | 2019 |
| Traffic Count: | 19,300 |

Structural Data

| | |
|----------------|--------------|
| Year Built: | 1998 |
| Class: | B |
| Clearance Min: | 9 ft |
| Clearance Max: | 9 ft |
| Exterior: | Brick Stucco |
| Floors: | 1 |

Transportation

| | |
|-------------|------|
| Interstate: | I-64 |
|-------------|------|