

4,000 SF Automotive Shop for Sale

5609 North Illinois St, Fairview Heights, Illinois 62208
St. Clair County

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Property Description

Formerly AAMCO Transmission Shop

Located on IL Route159 in Fairview Heights, IL with 27,000 ADT.

4,000 SF Building - 3,200 SF Shop/Repair Area with 800 SF Office/Break Room and Reception Area with Counter. 6 OHD's (5) 10' and (1) 12' with Openers. There is also a Parts Area for Storage. Rear of lot is Fenced for Storage of 35 or so Vehicles.

Major Rehab in 2018 including new Ceiling, Insulation, Dry Wall, Shop Furnaces, Siding, Gutters and LED Lighting. Electrical replaced new Plumbing Ventilation System, Security System, Water Heater (2016), Office Furnace (1999).

Reduced Sale Price: \$549,000

***Building is also for Lease: Reduced \$4,900 per Month, NNN**

Basic Details

Listing No:	2098
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Freestanding, Retail - Vehicle Related
Building Size (Sqft):	4,000 Sqft.

Square Foot Information

Building Total Sqft:	4,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Office:	800 Sqft.
Warehouse:	3,200 Sqft.
Min Divisible Sqft:	4,000 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Lot Size (Acres):	0.57 Acre(s)
Total Sqft Available:	4,000 Sqft.
Sale Price:	\$549,000

Facility Information

Drive-In Doors:	6
Drive-In Door Size:	(5) 10' and (1) 12'
Heating:	Yes
Cooling:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Additional Facility Information:	Rear Lot is Fenced for Storage of Approximately 35 Vehicles.

Property Information

Parcel No:	03-330-208-048
Zoning:	B-7
Zoning By:	Fairview Heights
Complex:	AAMCO
Prior Use:	Transmission Shop
Parking:	40
Parking Surface Type:	Concrete/Gravel
Property Tax:	\$10,280
Tax Year:	2018
Traffic Count:	27,000

Structural Data

Year Built:	1999
Rehab Year:	2018
Clearance Min:	9 ft
Clearance Max:	14 ft
Exterior:	Block

Land Measurements

Acres:	0.57 Acre(s)
Frontage:	80 ft
Depth:	323 ft

Transportation

Interstate:	I-64, Exit 12
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