



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 2,800 SF Medical Office Building For Sale

821 Poplar St, Highland, Illinois 62249  
Madison County

**Mike Durbin**

Phone: 618-960-8675

Email: miked@barbermurphy.com



### Basic Details

Listing No:	2362
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	2,809 Sqft.
Lot Size (Acres):	0.55 Acre(s)
Sale Price:	\$320,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Highland
Zipcode:	62249
Street Number:	821
Street:	Poplar
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	2,809 Sqft.
Office:	2,809 Sqft.
Min Divisible Sqft:	2,809 Sqft.
Max Contiguous Sqft:	2,809 Sqft.

### Property Information

Parcel No:	01-1-24-04-05-101-003;00 4
Zoning:	C-2 Commercial District
Zoning By:	City of Highland
Prior Use:	Medical
Parking:	39
Parking Surface Type:	Concrete
Property Tax:	\$7,548.72
Tax Year:	2019
Traffic Count:	9,300

### Structural Data

Year Built:	1963
Rehab Year:	2014
Clearance Min:	7 ft
Clearance Max:	10 ft
Exterior:	Brick

### Land Measurements

Acres:	0.55 Acre(s)
Frontage:	250 ft
Depth:	110 ft