

## 1,680 SF Office Building

10326 Lincoln Trail, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	2643
Sale Or Lease:	For Sale
Property Type(s):	Office
Building Size (Sqft):	1,680 Sqft.
Lot Size (Acres):	0.23 Acre(s)
Total Sqft Available:	1,680 Sqft.
Sale Price:	\$165,000
Sale Price Per Sqft:	\$98.21
Sale Price Per Acre:	\$717,391

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	10326
Street:	Lincoln Trail

### Square Foot Information

Building Total Sqft:	1,680 Sqft.
Total Sqft Available:	1,680 Sqft.
Office:	1,680 Sqft.
Min Divisible Sqft:	1,680 Sqft.
Max Contiguous Sqft:	1,680 Sqft.

### Property Information

Parcel No:	03-28.0-300-007
Zoning:	B-3
Zoning By:	Fairview Heights
Prior Use:	Law Office
Parking:	10
Parking Surface Type:	Asphalt
Property Tax:	\$4,825
Tax Year:	2021
Traffic Count:	14,800

## Structural Data

Year Built:	1940
Clearance Min:	8 ft
Clearance Max:	8 ft
Exterior:	Brick
Floors:	2

## Land Measurements

Acres:	0.23 Acre(s)
Frontage:	50 ft
Depth:	210 ft

## Transportation

Interstate:	I-64
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