

## Investment Opportunity - Fully Leased Office Building

5403 North Illinois St, Fairview Heights, Illinois 62208  
St. Clair County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	2181
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office
Building Size (Sqft):	1,716 Sqft.
Total Sqft Available:	1,716 Sqft.
Sale Price:	\$260,000
CAP Rate:	9%

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	5403
Street:	North Illinois
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	1,716 Sqft.
Total Sqft Available:	1,716 Sqft.
Direct Lease:	816 Sqft.
Office:	1,716 Sqft.
Min Divisible Sqft:	816 Sqft.
Max Contiguous Sqft:	1,716 Sqft.

### Property Information

Parcel No:	03-33.0-207-031
Zoning:	B-2
Zoning By:	Fairview Heights
Prior Use:	Office
Parking:	16
Parking Surface Type:	Asphalt
Property Tax:	\$3,703
Tax Year:	2020

Traffic Count:

27,000

## Structural Data

Year Built:	1949
Rehab Year:	2019
Clearance Min:	8 ft
Clearance Max:	8 ft
Style:	Wood Frame
Roof:	Shingle
Exterior:	Siding
Floors:	1
Siding:	Vinyl

## Land Measurements

Frontage:	90 in
Depth:	150 in

## Transportation

Interstate:	I-64
Airport:	St. Louis MidAmerica