



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

11,000+ SF Flex Building for Sale

1801 North Illinois St, Swansea, Illinois 62226
St. Clair County

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Basic Details

Listing No:	2607
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	11,000 Sqft.
Lot Size (Acres):	1.31 Acre(s)
Total Sqft Available:	11,000 Sqft.
Sale Price:	\$1,950,000

Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	1801
Street:	North Illinois
Street Suffix:	St

Square Foot Information

Building Total Sqft:	11,000 Sqft.
Min Divisible Sqft:	11,000 Sqft.
Max Contiguous Sqft:	11,000 Sqft.

Facility Information

Drive-In Doors:	1
Drive-In Door Size:	5'x8'
Heating:	Yes
Cooling:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	08-15.0-101-045; 004; 043; 042; 041
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Structural Data

Year Built:	2000
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Zoning:	Planned Business
Zoning By:	Village of Swansea
Prior Use:	Pharmacy
Parking:	64
Parking Surface Type:	Asphalt
Property Tax:	\$39,102.32
Tax Year:	2021
Traffic Count:	36,000

Land Measurements

Acres:	1.31 Acre(s)
Frontage:	433 ft
Depth:	170 ft

Class:	A
Clearance Min:	7 ft
Clearance Max:	12 ft
Exterior:	Brick
Sprinklers:	Yes
Floors:	1

Utility Information

Water Provider:	IL American
Water Provider Location:	On Site
Sewer Provider:	Village of Swansea
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Phase:	3