



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

# Mixed Use Property for Sale - Totaling 23,802 SF

1604 North Illinois St, Swansea, Illinois 62226  
St. Clair County

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## Basic Details

Listing No:	2712
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial, Land - Mixed Use, Retail, Retail - Freestanding, Retail - Store Front Retail
Building Size (Sqft):	23,802 Sqft.
Lot Size (Acres):	3.65 Acre(s)
Total Sqft Available:	19,542 Sqft.
Sale Price:	\$2,500,000
Sale Price Per Sqft:	\$105.03

## Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	1604
Street:	North Illinois
Street Suffix:	St

## Square Foot Information

Building Total Sqft:	23,802 Sqft.
Total Sqft Available:	19,542 Sqft.
Warehouse:	15,000 Sqft.

## Facility Information

Drive-In Doors:	2
Drive-In Door Size:	10' x 10' & 14' x 12'

## Property Information

## Structural Data

Parcel No:	08-16.0-407-004, 005, 007, 008 & 009
Zoning:	Highway Business
Zoning By:	Village of Swansea
TIF:	Yes
Parking:	80
Parking Surface Type:	Asphalt & Concrete
Property Tax:	\$36,868.80
Tax Year:	2022
Traffic Count:	11,900

Year Built:	1986
Clearance Min:	8 ft
Clearance Max:	14 ft
Exterior:	Metal siding & Brick
Floors:	1

## Land Measurements

Acres:	3.65 Acre(s)
Frontage:	615 ft