



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

Three Building Portfolio on 3.86 Acres

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, Office, Retail
Building Size (Sqft):	23,802 Sqft.
Lot Size (Acres):	3.86 Acre(s)
Total Sqft Available:	23,802 Sqft.
Sale Price:	\$1,500,000

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.
Office:	4,000 Sqft.
Warehouse:	11,000 Sqft.
Min Divisible Sqft:	4,260 Sqft.
Max Contiguous Sqft:	15,000 Sqft.

Facility Information

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

Property Information

Parcel No:	08-16.0-407-004, 005, 007, 008 & 009
Zoning:	Highway Business

Structural Data

Year Built:	1986
Rehab Year:	2018

Zoning By:	Village of Swansea
TIF:	Yes
Parking:	40
Parking Surface Type:	Asphalt & Concrete
Property Tax:	\$20,119
Tax Year:	2023
Traffic Count:	11,900

Clearance Min:	8 ft
Clearance Max:	16 ft
Style:	Wood Frame
Roof:	Metal
Exterior:	Metal & Brick
Floors:	1

Land Measurements

Acres:	3.65 Acre(s)
Frontage:	615 ft