

## 2,500 SF Building and Business on 1.15 Acres

2127 Lebanon Ave, Shiloh, Illinois 62221  
St. Clair County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com

**LaRae . Bigard**

Phone: 618-553-6340

Email: laraeb@barbermurphy.com



### Basic Details

Listing No:	2800
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Business For Sale
Building Size (Sqft):	2,500 Sqft.
Lot Size (Acres):	1.15 Acre(s)
Total Sqft Available:	2,500 Sqft.
Sale Price:	\$550,000
Sale Price Per Sqft:	\$220

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62221
Street Number:	2127
Street:	Lebanon
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	2,500 Sqft.
Total Sqft Available:	2,500 Sqft.
Office:	2,500 Sqft.
Retail:	2,500 Sqft.
Min Divisible Sqft:	2,500 Sqft.
Max Contiguous Sqft:	4,600 Sqft.

### Property Information

Parcel No:	08-11.0-400-022
Zoning:	B-3
Zoning By:	Village of Shiloh
Prior Use:	Spa/Medical
Parking:	21
Parking Surface Type:	Asphalt
Property Tax:	\$8,394
Tax Year:	2022
Traffic Count:	14,300

Topography:

Flat

## Structural Data

Year Built:	1996
Rehab Year:	2022
Clearance Max:	10 ft
Exterior:	Brick
Sprinklers:	Yes
Floors:	2

## Land Measurements

Acres:	1.15 Acre(s)
Frontage:	220 ft
Depth:	220 ft

## Transportation

Interstate:	I-64 (5 Miles)
Airport:	MidAmerica Airport (8 miles)