

# BARBERMURPHY

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

## Medical Office/Surgery Center For Sale

302 Broadway, Mt. Vernon, Illinois 62864  
Jefferson County

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### Basic Details

Listing No:	2869
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	18,576 Sqft.
Total Sqft Available:	18,576 Sqft.
Sale Price:	\$925,000
Sale Price Per Sqft:	\$49.80

### Address

Country:	US
State:	IL
County:	Jefferson
City:	Mt. Vernon
Zipcode:	62864
Street Number:	302
Street:	Broadway

### Square Foot Information

Building Total Sqft:	18,576 Sqft.
Total Sqft Available:	10,736 Sqft.
Office:	10,736 Sqft.

### Facility Information

Elevators:	Yes
Heating:	Forced-Air
Cooling:	Forced-Air
Extra Land:	7 Parcels

### Property Information

Parcel No:	07-29-452-021;009
Zoning:	B-2 Secondary Business
Zoning By:	Jefferson
Prior Use:	Medical, Classroom

### Structural Data

Year Built:	1985
Rehab Year:	2000
Class:	B
Clearance Min:	7 ft

Parking:	60
Property Tax:	\$59,103.96
Tax Year:	2022
Traffic Count:	6,300

Clearance Max:	10 ft
Roof:	Membrane, Metal
Exterior:	Block, Stucco, Steel
Sprinklers:	Yes
Floors:	2

## Land Measurements

Total Acres Available:	1.48 Acre(s)
Frontage:	275 ft
Depth:	200 ft

## Utility Information

Phase:	3P Power
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## Transportation

Interstate:	I-64, I-57
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