



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

Investment Property with 408 SF Available For Lease

2417 Lebanon Avenue, Shiloh, Illinois 62221
St. Clair County

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Basic Details

Listing No:	2345
Sale Or Lease:	For Lease
Property Type(s):	Investment, Retail
Building Size (Sqft):	5,440 Sqft.
Lease Rate:	\$600.00 Per Month
Lease Type:	Modified Gross

Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62221
Street Number:	2417
Street:	Lebanon
Street Suffix:	Avenue

Square Foot Information

Building Total Sqft:	5,440 Sqft.
Total Sqft Available:	408 Sqft.
Direct Lease:	408 Sqft.
Office:	408 Sqft.
Retail:	5,440 Sqft.
Min Divisible Sqft:	408 Sqft.
Max Contiguous Sqft:	5,440 Sqft.

Facility Information

Heating:	Central
Cooling:	Central
Insulated:	Yes
Lighting:	Fluorescent/LED

Property Information

Parcel No:	08-12.0-300-013
Zoning:	C-1
Prior Use:	Fitness, Retail, Laundromat
Parking:	19
Parking Surface Type:	Asphalt
Traffic Count:	13,700

Land Measurements

Frontage:	239 ft
Depth:	140 ft

Transportation

Interstate:	Near I-64
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Structural Data

Year Built:	1980
Rehab Year:	2016
Class:	C
Clearance Min:	8 ft
Clearance Max:	9 ft
Roof:	Flat
Exterior:	Wood Frame, Stucco
Floors:	1

Utility Information

Water Provider:	IL American Water
Water Provider Location:	On-Site
Sewer Provider:	St. Clair Township
Sewer Provider Location:	On-Site
Gas Provider:	Ameren IL
Gas Provider Location:	On-Site
Electric Provider:	Ameren IL
Electric Provider Location:	On-Site
AMPS:	200
Telecom Provider Service:	Charter/Spectrum
Telecom Provider Location:	On-Site