

## Two Retail/Office Suites for Lease

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

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### Basic Details

Listing No:	2345
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail
Building Size (Sqft):	5,440 Sqft.
Total Sqft Available:	4,488 Sqft.
Lease Rate:	\$480-\$4,080/Month
Lease Type:	Modified Gross

### Address

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

### Square Foot Information

Building Total Sqft:	5,440 Sqft.
Direct Lease:	4,488 Sqft.
Office:	4,488 Sqft.
Retail:	4,488 Sqft.
Min Divisible Sqft:	408 Sqft.
Max Contiguous Sqft:	4,080 Sqft.

### Property Information

Parcel No:	08-12.0-300-013
Zoning:	C-1
Prior Use:	Fitness, Retail, Laundromat
Parking:	19
Parking Surface Type:	Asphalt
Property Tax:	\$6,506
Tax Year:	2023
Traffic Count:	13,700

## Structural Data

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

## 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

## Land Measurements

Acres:	0.77 Acre(s)
Frontage:	239 ft
Depth:	140 ft

## Transportation

Interstate:	Near I-64
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