

## Former Veterinarian Office For Sale

312 N Belt East, Swansea, Illinois 62226  
St. Clair County

### Mike Durbin

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### Basic Details

Listing No:	2911
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	4,212 Sqft.
Min Acres Available:	4,212 Acre(s)
Max Acres Available:	4,212 Acre(s)
Sale Price:	\$695,000
Sale Price Per Sqft:	\$165

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	312
Street:	N Belt East

### Square Foot Information

Building Total Sqft:	4,212 Sqft.
Total Sqft Available:	4,212 Sqft.
Min Divisible Sqft:	4,212 Sqft.
Max Contiguous Sqft:	4,212 Sqft.

### Facility Information

Lighting:	LED
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### Property Information

Parcel No:	08-15.0-103-032
Zoning:	Planned Business
Prior Use:	Veterinarian Office

### Structural Data

Year Built:	2003
Class:	A
Clearance Min:	7 ft

Parking:	17
Parking Surface Type:	Asphalt
Property Tax:	\$11,652
Tax Year:	2022
Traffic Count:	20,500

Clearance Max:	10 ft
Roof:	Shingle
Floors:	1
Floor Drains:	Yes

## Land Measurements

Acres:	1.31 Acre(s)
Frontage:	135 ft