

## 4,140 SF Executive Office For Sale

5440 N Illinois Street, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	2914
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	4,140 Sqft.
Total Sqft Available:	4,140 Sqft.
Sale Price:	\$625,000
Sale Price Per Sqft:	\$150.97

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	5440
Street:	N Illinois
Street Suffix:	Street

### Square Foot Information

Building Total Sqft:	4,140 Sqft.
Total Sqft Available:	4,140 Sqft.
Min Divisible Sqft:	1,800 Sqft.
Max Contiguous Sqft:	4,140 Sqft.

### Facility Information

Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	03-34.0-102-003
Zoning:	Planned Business
Prior Use:	Law Office

### Structural Data

Year Built:	2006
Clearance Min:	9 ft
Clearance Max:	9 ft

Parking:	52
Parking Surface Type:	Asphalt
Property Tax:	\$2,708
Tax Year:	2023
Traffic Count:	23,600

Exterior:	Brick
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### Land Measurements

Frontage:	115 ft
Depth:	200 ft

### Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

### Transportation

Interstate:	I-64
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