

## 4,000 SF Office Retail For Sale

5036 North Illinois, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	2973
Sale Or Lease:	For Sale
Property Type(s):	Office - Medical
Building Size (Sqft):	4,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Sale Price:	\$525,000
Sale Price Per Sqft:	\$131.25

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	5036
Street:	North Illinois

### Square Foot Information

Building Total Sqft:	4,000 Sqft.
Total Sqft Available:	2,000 Sqft.
Office:	4,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	2,000 Sqft.

### Facility Information

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

### Property Information

Parcel No:	03-34.0-311-002
Zoning:	B-3 Community Business
Zoning By:	Fairview Heights

### Structural Data

Year Built:	2010
Rehab Year:	2022
Class:	B

Parking:	20
Parking Surface Type:	Asphalt
Property Tax:	\$11,224.22
Tax Year:	2023
Traffic Count:	23,600

Clearance Min:	7 in
Clearance Max:	10 in
Roof:	Shingle
Exterior:	Wood Frame, Brick

## Land Measurements

Frontage:	165 ft
Depth:	125 ft