

3,600+ SF Office/Retail Space

1040 West Main St, Mascoutah, Illinois 62258
St. Clair County

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Basic Details

Listing No:	2991
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail
Building Size (Sqft):	12,133 Sqft.
Total Sqft Available:	3,605 Sqft.
Lease Rate:	\$9.99 Per Sqft
Lease Type:	Modified Gross

Address

Country:	US
State:	IL
County:	St. Clair
City:	Mascoutah
Zipcode:	62258
Street Number:	1040
Street:	West Main
Street Suffix:	St

Square Foot Information

Building Total Sqft:	12,133 Sqft.
Total Sqft Available:	3,605 Sqft.
Direct Lease:	3,605 Sqft.
Office:	3,605 Sqft.
Retail:	3,605 Sqft.
Min Divisible Sqft:	3,605 Sqft.
Max Contiguous Sqft:	3,605 Sqft.

Facility Information

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

Property Information

Structural Data

Parcel No:	10-31-0-111-035/36/43/44/ 45
Zoning:	Improved Commercial
Parking:	8
Parking Surface Type:	Asphalt
Property Tax:	\$9,617.72
Tax Year:	2023
Traffic Count:	6,250

Year Built:	1960
Rehab Year:	2024
Clearance Min:	10 ft
Clearance Max:	15 ft
Exterior:	Brick, Mixed

Land Measurements

Acres:	1.13 Acre(s)
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