

Owner/User Opportunity

5400-5440 N Illinois St, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

Listing No:	3032
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Office - General Office
Building Size (Sqft):	8,280 Sqft.
Lot Size (Acres):	0.59 Acre(s)
Sale Price:	\$1,400,000
CAP Rate:	6.79%

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	5400-5440
Street:	N Illinois
Street Suffix:	St

Property Information

Parcel No:	03-34.0-102-004
Zoning:	Planned Business
Parking:	52
Parking Surface Type:	Asphalt
Property Tax:	\$12,578
Tax Year:	2023
Traffic Count:	24,200

Structural Data

Year Built:	2005
Class:	B
Clearance Min:	8 ft
Clearance Max:	9 ft

Land Measurements

Acres:	0.59 Acre(s)
Frontage:	200 ft

Depth:

115 ft

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