

Commercial/Office Building for Sale

3902 West Ernestine Ln., Marion, IL 62959



- 6,000 SF Commercial Building on 1.16 Acres
- Currently Utilized as a Child Care Facility
- Building can be easily converted for Multi-Tenant Use
- Located near the Signalized Intersection of Route 13 and Redco Dr.
- Situated in a TIF District

Sale Price: \$599,500

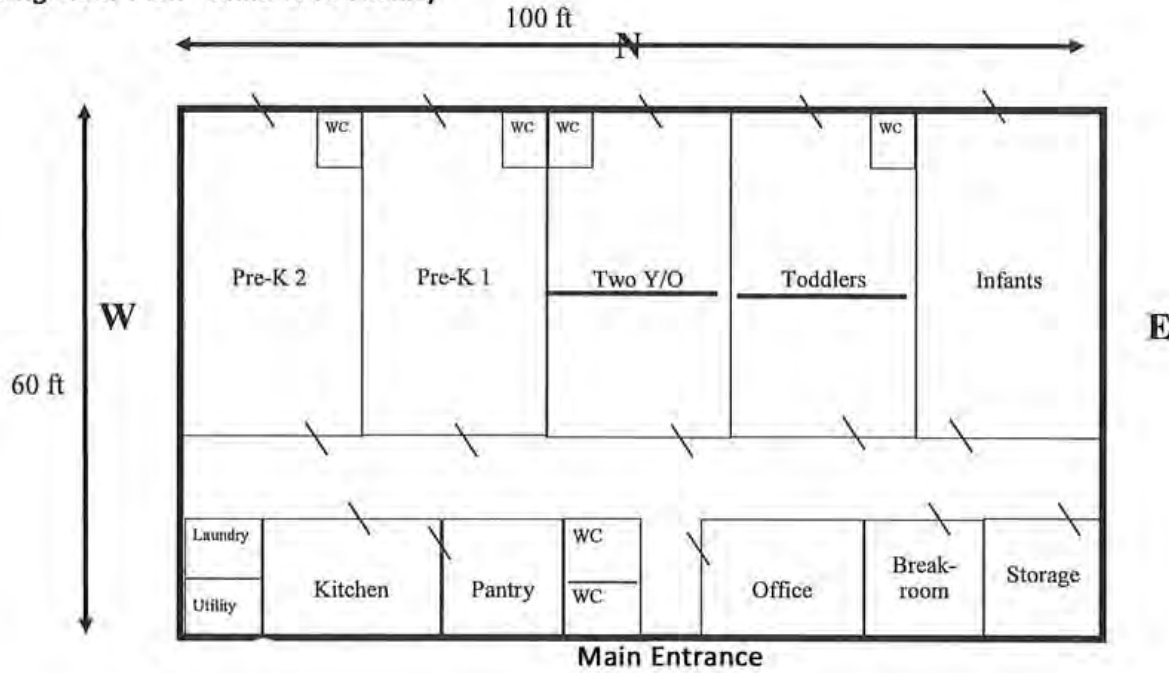
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Existing Floor Plan - Child Care Facility

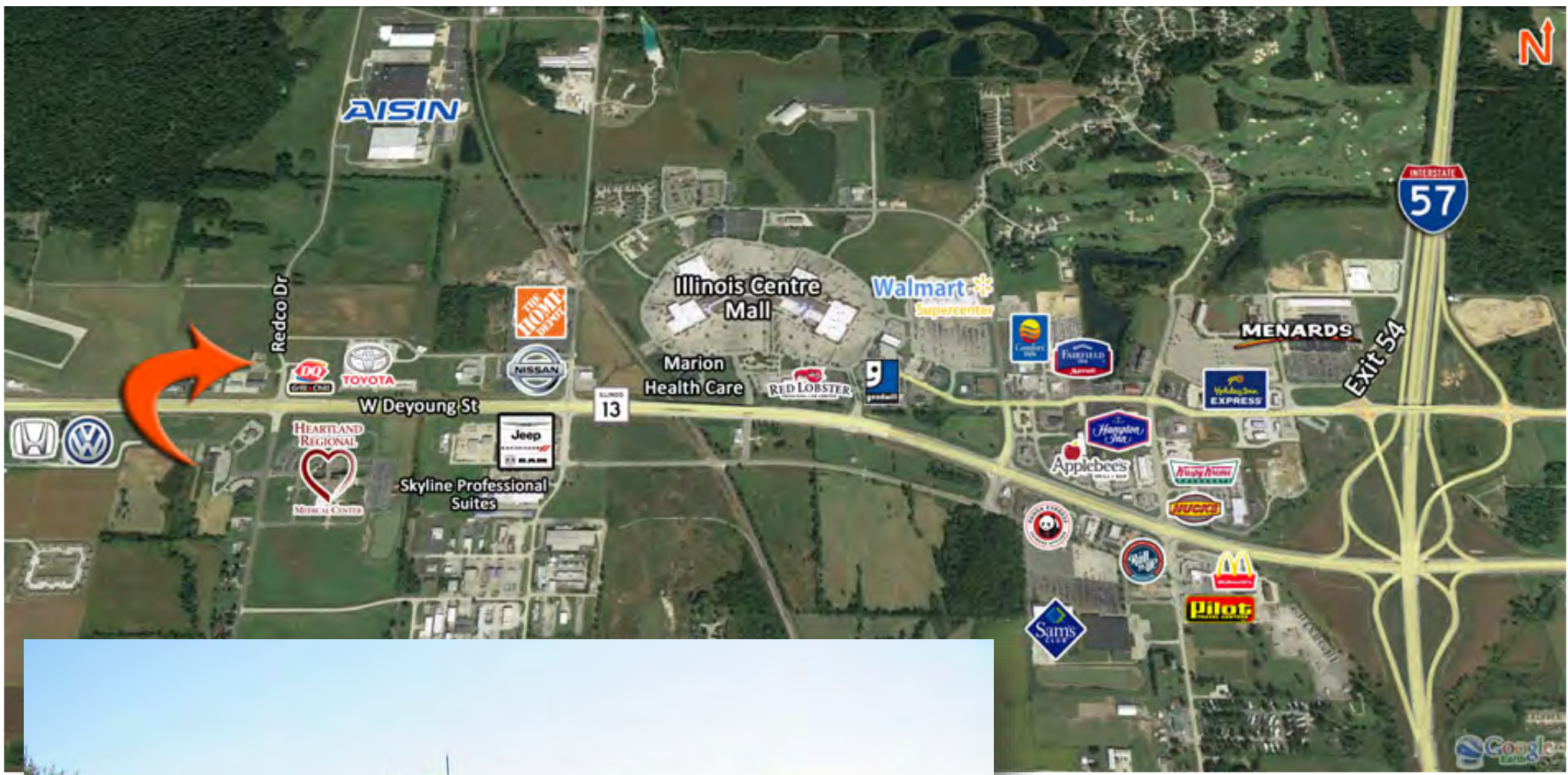


Each classroom is 20' x 40' (800 sq.ft.).
 The Two year old and Toddler rooms are divided in half for 2 groups.
 There is a small walkway in the back Two year old room that allows the front group access to the changing table and toilet.



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Listing No: 2203

Office/Retail/Child Care

3902 West Ernestine Drive
Marion, IL 62959

SALE INFORMATION:

For Sale: Yes
Sale Price: \$599,500
Sale Price/SF: \$99.92
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

6,000 SF commercial building located on 1.16 acres at the corner of Ernestine Drive and Redco Drive just north of IL, RT, 13 which is the primary business corridor serving Marion and the area. Building was constructed in 1996 as a child day care center which is still in operation.

Building is adaptable to serve as multi-tenant office and other business uses. Price as listed is for real estate only and the Sellers are agreeable to sell the business.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 6,000 SF
Min Divisible SF: 6,000 SF

SQUARE FOOT INFO:

Building Total: 6,000 SF
Total Available: 6,000 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 6,000 SF
Retail: 6,000 SF
Min Divisible: 6,000 SF
Max Contiguous: 6,000 SF

LAND MEASUREMENTS:

Acres: 1.16
Frontage: 188 FT
Depth: 235 FT

PROPERTY INFORMATION:

Parcel No: 06-09-301-001	TIF: Yes	Parking: 30
County: Williamson	Enterprise Zone: No	Surface Type: Concrete
Zoning: Commercial	Survey: No	Traffic Count: 25,700 (Rt 13)
Zoning By: City of Marion	Environmental: No	Property Tax: \$14,389.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Child Care Center		

STRUCTURAL DATA:

Year Built: 1996	Clearance Min: 8'	Exterior: Vinyl Siding
Rehab Year:	Clearance Max: 8'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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