

# 2,500 SF for Lease

## Suitable for Dental, Medical, Office or Retail

840 Admiral Weinel Blvd., Columbia, IL 62236



- 2,500 SF Office/Retail Space
- Visible from Route 3 (26,200 ADT)
- Former Orthodontist Office
- Spacious Buildout, Reception Area, Open Work Area and 3-4 Private Offices

Lease Rate: \$14.00 per SF, NNN (NNN Fee's \$6.01)

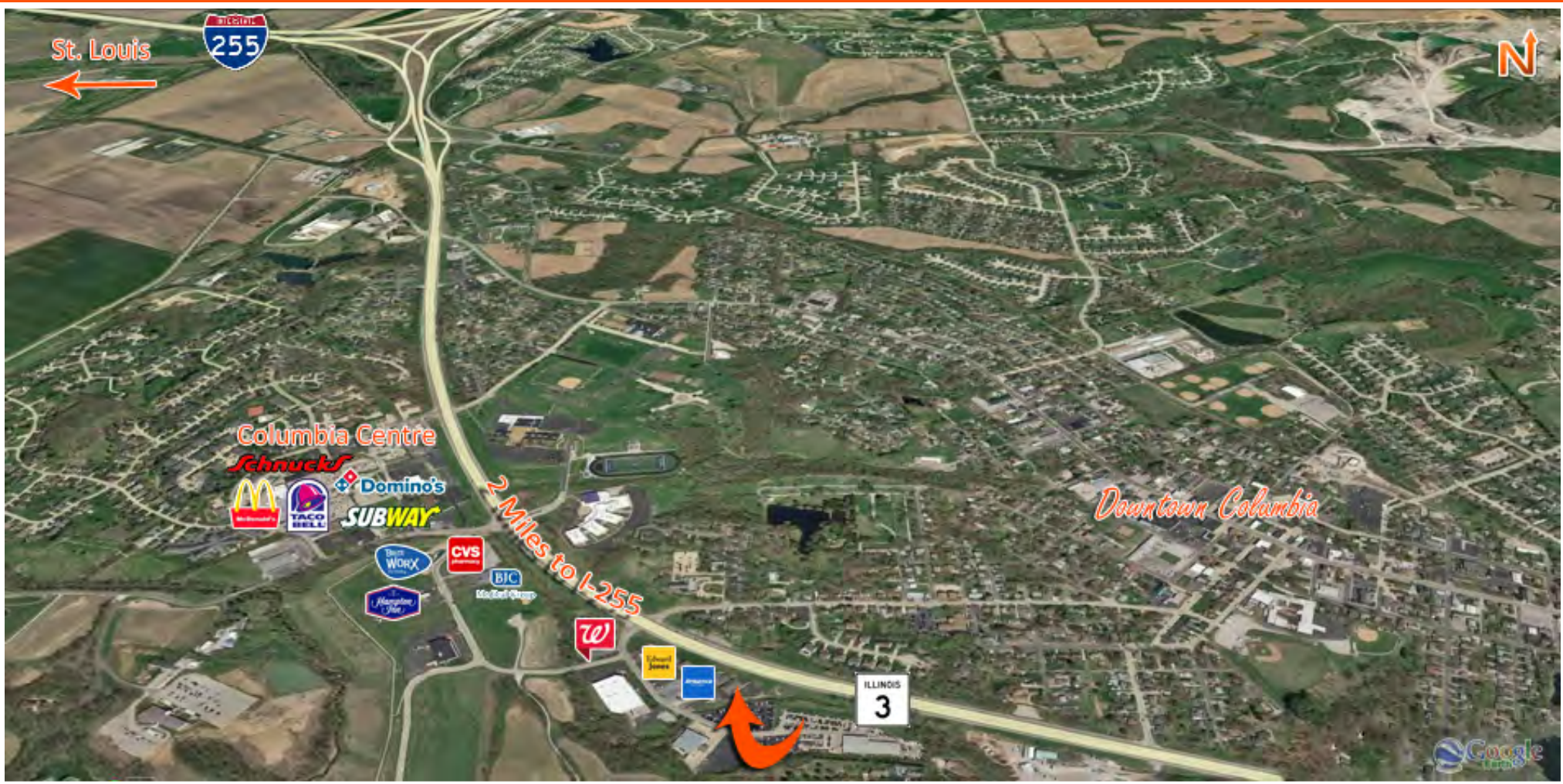
### BARBERMURPHY

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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.



**Listing No:** 2254

**Office**

840 Admiral Weinel Blvd.  
Columbia, IL 62236

**SALE INFORMATION:**

**For Sale:** No  
**Sale Price:**  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$14.00  
**Lease Type:** NNN  
**Net Charges:** \$6.01  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

2,500 SF Suite. Formerly an Orthodontist Space it could be utilized for Medical, Retail or Office use. Space Consists of Reception Area, Open Work Area, 3-4 Offices, 2 Restrooms and a Break Area.

**Comments**

6,040 SF Office Building with Space for Lease. Building is Visible from Route 3.

**Total SF Available:** 2,500 SF  
**Min Divisible SF:** 2,500 SF

**SQUARE FOOT INFO:**

**Building Total:** 6,040 SF  
**Total Available:** 2,500 SF  
**Direct Lease:** 2,500 SF  
**Sublease:** 0 SF  
**Office:** 2,500 SF  
**Retail:** 2,500 SF  
**Min Divisible:** 2,500 SF  
**Max Contiguous:** 2,500 SF

**LAND MEASUREMENTS:**

**Acres:** 1.12  
**Frontage:** 210 FT  
**Depth:** 360 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 04-21-133-008-000	<b>TIF:</b> No	<b>Parking:</b> 26
<b>County:</b> Monroe	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> Commercial	<b>Survey:</b> No	<b>Traffic Count:</b> 26,200
<b>Zoning By:</b> Columbia	<b>Environmental:</b> No	<b>Property Tax:</b> \$23,687.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2018
<b>Prior Use:</b> Orthodontist		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2001	<b>Clearance Min:</b>	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 10'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> No	<b>Sprinklers:</b> No
<b>Class:</b> B		

**Listing Broker(s)**

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