

# 5,472 SF Medical Office Building for Sale

2810 Frank Scott Pkwy West (#904), Belleville, IL 62226



**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.



## Property Summary

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5,472 SF Medical Office for Sale

7 Exam Rooms with Sinks, Lab, 6 Private Offices,  
Reception/Waiting Area and Kitchen/Staff Lounge

1<sup>st</sup> Floor - ADA Compliant

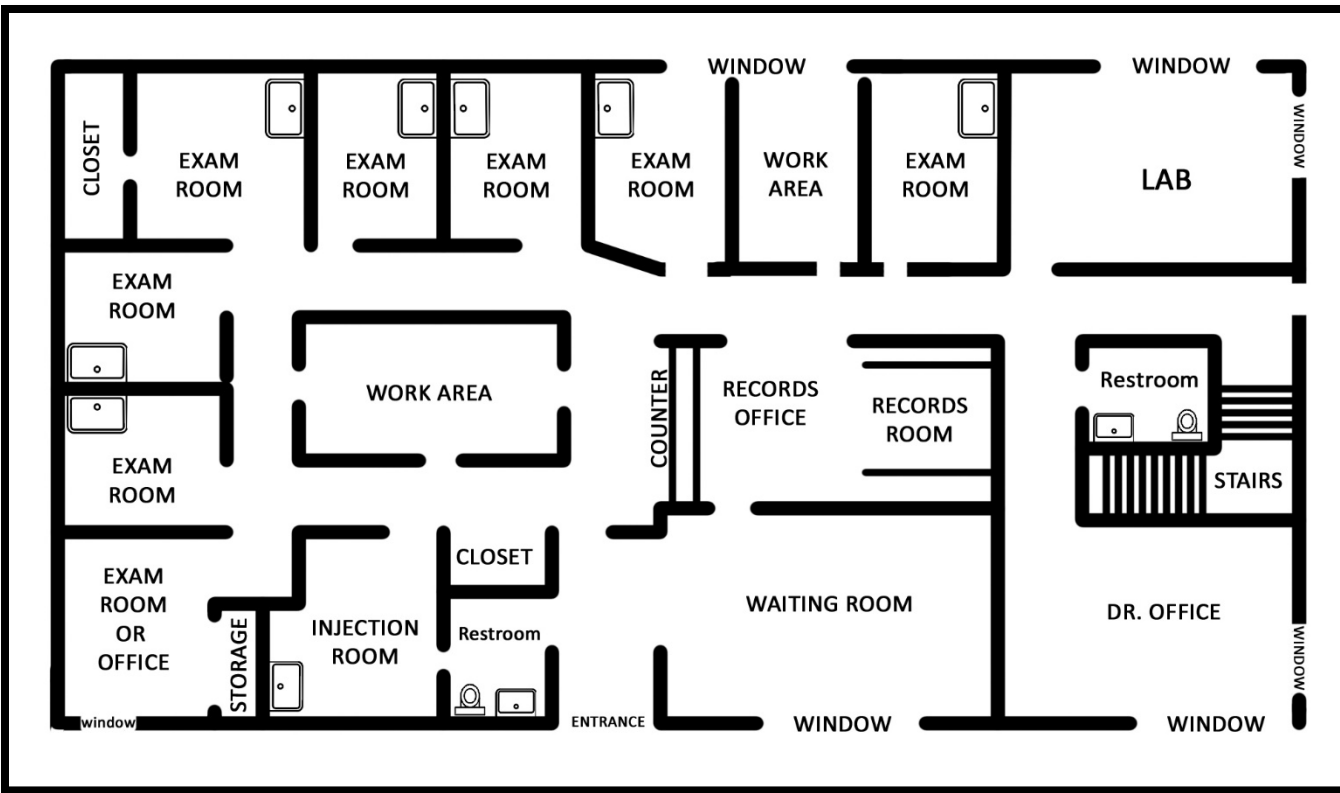
Located in Copper Bend Office Park

**SALE PRICE: \$168,600**

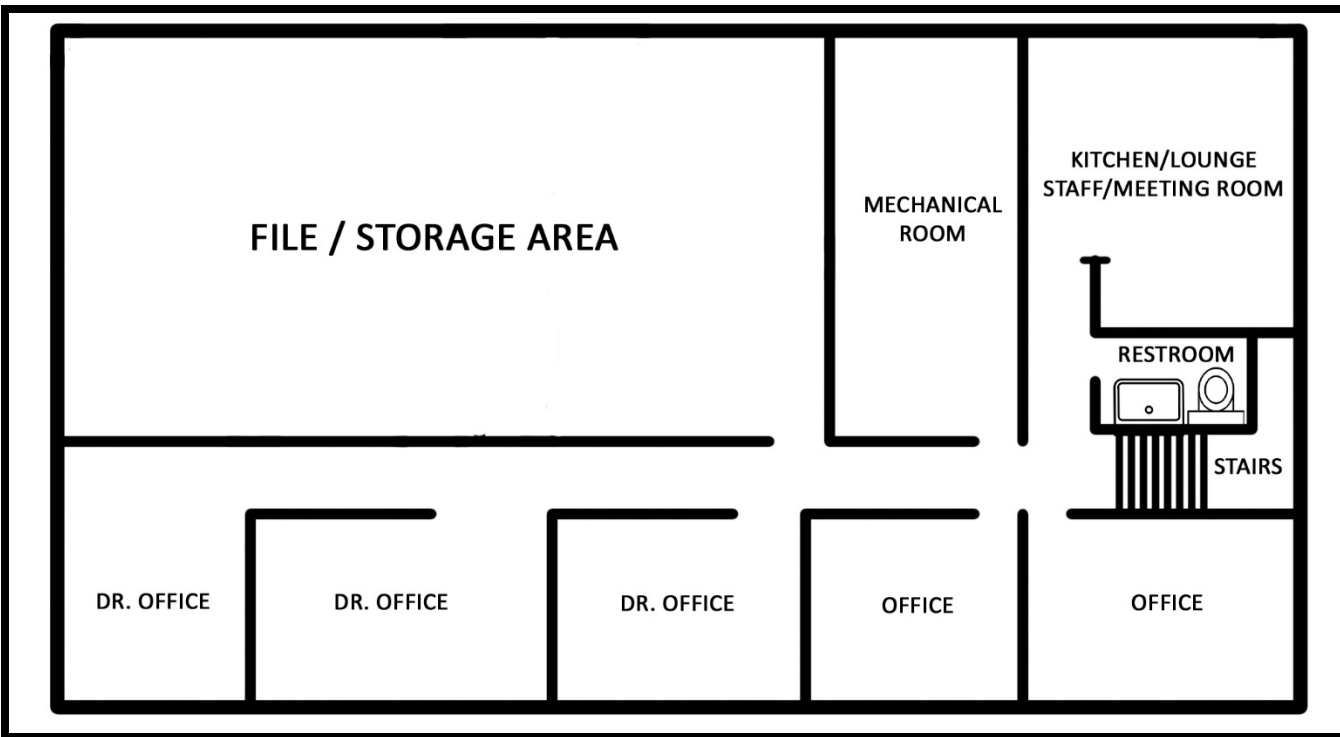
# AREA MAP & EXTERIOR IMAGES



FLOOR PLANS



MAIN LEVEL



LOWER LEVEL

# INTERIOR IMAGES



**Listing No:** 2302

**Medical Office**

2810 Frank Scott Pkwy West, #904  
Belleville, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$168,600  
**Sale Price/SF:** \$30.80  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**Comments**

Main Level includes Waiting Room with ADA Restroom, Private Office, 7 Exam Rooms with sinks, Lab Area, Admin/Check in Counter and 1 Staff ADA Restroom upstairs. Lower Level includes Kitchen/Staff Lounge, Restroom with 5 Private Offices and Large File Storage Area. Located directly on Frank Scott Parkway in Copper Bend Office Park.

**Total SF Available:** 5,472 SF  
**Min Divisible SF:** 5,472 SF

**SQUARE FOOT INFO:**

**Building Total:** 5,472 SF  
**Total Available:** 5,472 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 5,472 SF  
**Retail:** 0 SF  
**Min Divisible:** 5,472 SF  
**Max Contiguous:** 5,472 SF

**LAND MEASUREMENTS:**

**Acres:** 0.08  
**Frontage:** 72 FT  
**Depth:** 38 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 07-13.0-208-018	<b>TIF:</b> No	<b>Parking:</b> 32
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> B-1	<b>Survey:</b> No	<b>Traffic Count:</b> 13,000
<b>Zoning By:</b> Stookey Township	<b>Environmental:</b> No	<b>Property Tax:</b> \$5,129.00
<b>Complex:</b> Copper Bend	<b>Archaeological:</b> No	<b>Tax Year:</b> 2019
<b>Prior Use:</b> Medical/Office		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1984	<b>Clearance Min:</b> 8	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2006	<b>Clearance Max:</b> 8	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> Yes	<b>Sprinklers:</b> No
<b>Class:</b> B		

**Listing Broker(s)**

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