

2,940 SF Office Building for Sale or Lease

15 Maryville Professional Park Dr., Maryville, IL 62062



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com



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

Medical or Professional Office Building for Sale or Lease
Up to 2,940 SF available, may divide.

Reception Area, 8 Offices 2 Restrooms, Security System,
Break Room, Conference Room and File Area

Located at Routes 159 and 162

Good Interstate access to I-270 & I-55/70

SALE PRICE: \$325,000

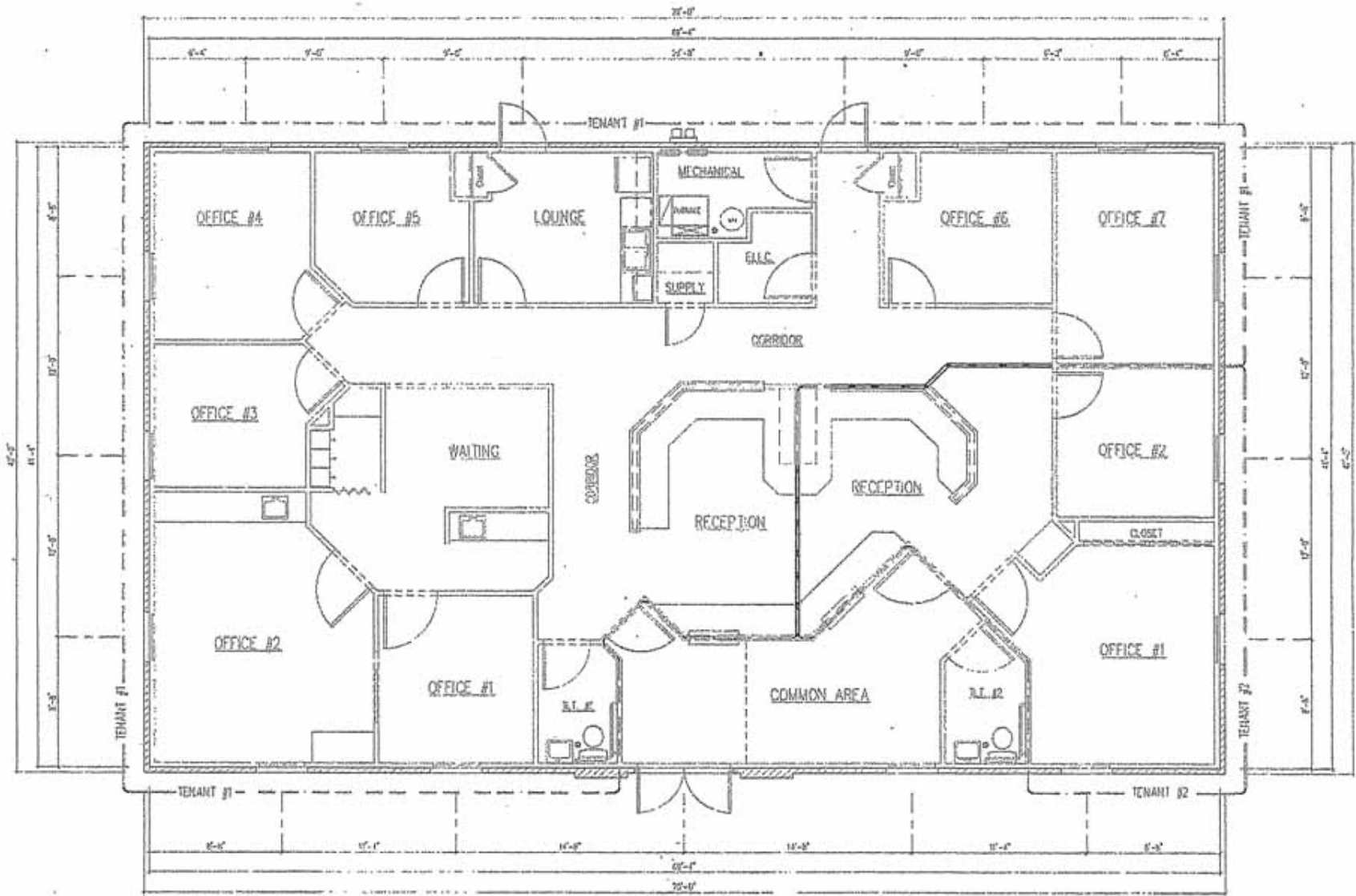
LEASE RATE: \$13.00/SF, Gross

AREA MAPS



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FLOOR PLAN



FIRST FLOOR PLAN
2,940 Square Feet 1/4" = 1' 0"

AREA TABULATION	
CONGRESSIONAL OFFICE (TENANT #1)	2,000 Sq.Ft.
TENANT #2	568 Sq.Ft.
COMMON AREA	282 Sq.Ft.

Listing No: 1093

Office

15 Maryville Professional Park Drive
Maryville, IL 62062

SALE INFORMATION:

For Sale: Yes
Sale Price: \$325,000
Sale Price/SF: \$110.54
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$13.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Medical or professional office Building for sale or lease. Up to 2,940 SF available, may divide. reception area, 8 offices 2 bathrooms, security system, Break room, Conference room, File area. Located at routes 159 and 162.

Comments

Medical or professional office building for sale or lease. Up to 2,940 SF available, may divide. Located at Routes 159 and 162. Good interstate access to I-270 & I-55/70. Annual association dues of \$400 if purchased

Total SF Available: 2,940 SF
Min Divisible SF: 2,940 SF

SQUARE FOOT INFO:

Building Total: 2,940 SF
Total Available: 2,940 SF
Direct Lease: 2,940 SF
Sublease: 0 SF
Office: 2,940 SF
Retail: 0 SF
Min Divisible: 2,940 SF
Max Contiguous: 2,940 SF

LAND MEASUREMENTS:

Acres:
Frontage: 87 FT
Depth: 60 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-401-024	TIF: No	Parking: Common Area
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2	Survey: No	Traffic Count:
Zoning By: Maryville	Environmental: No	Property Tax: \$7,280.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use:		



STRUCTURAL DATA:

Year Built: 2000	Clearance Min: 9'	Exterior: Brick
Rehab Year:	Clearance Max: 9'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johne@barbermurphy.com
 Cell: (618) 570-8344