

2,800 SF Medical Office Building – Sale/Lease

821 Poplar St., Highland, IL 62249



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.



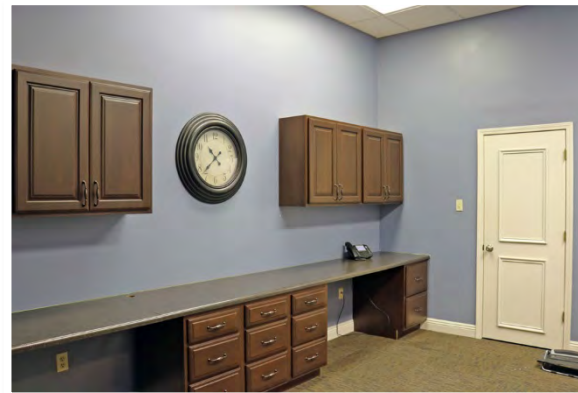
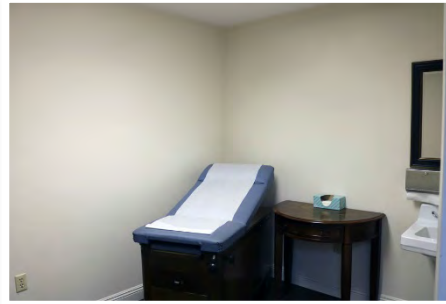
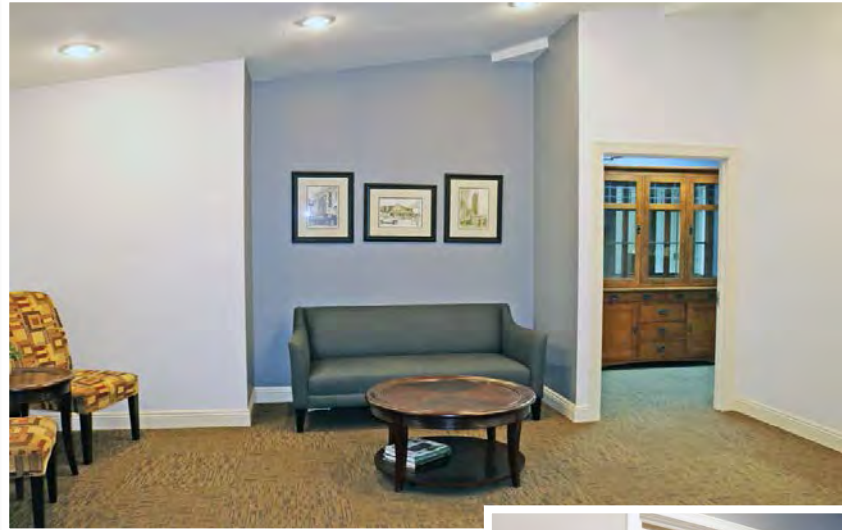
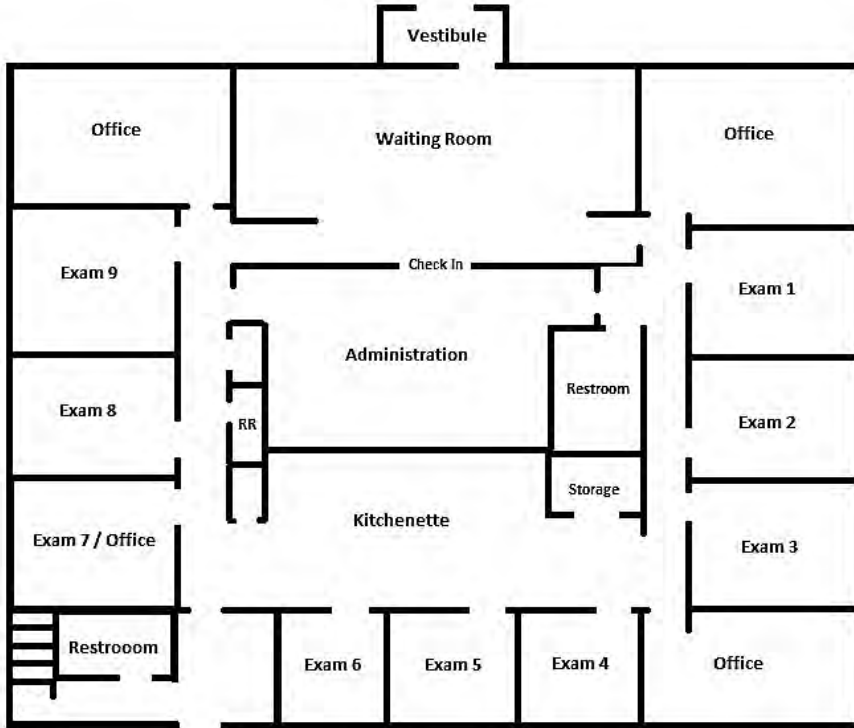
Property Summary

2,800 SF former medical facility for Sale or Lease
Full renovation/upgrades performed in 2014-2015
8 exam rooms, 4 offices, large waiting area and administrative areas
Highly visible location with multiple professional uses
2 parcels with ample parking

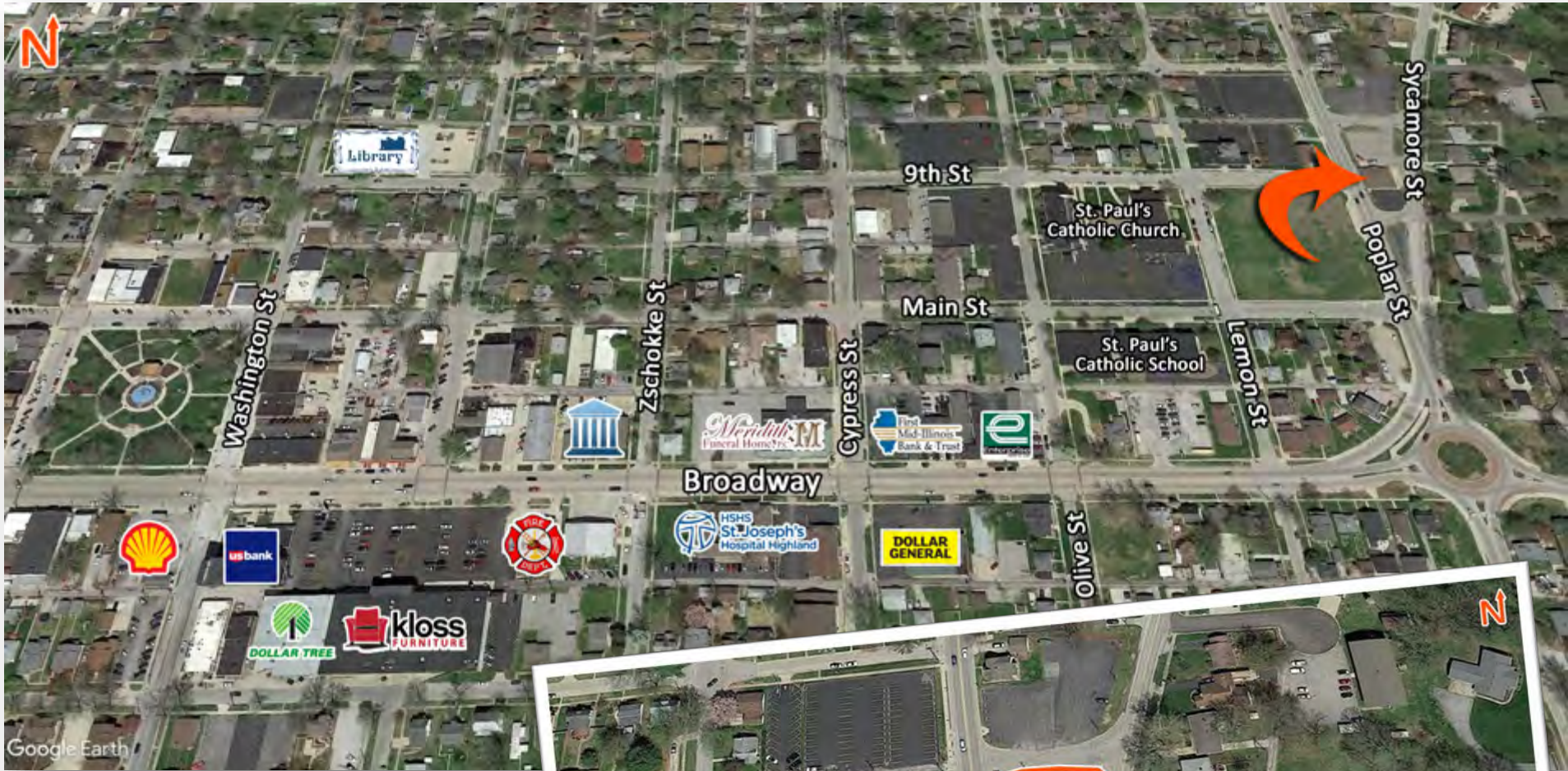
SALE PRICE: \$340,000

LEASE RATE: \$3,500 per Month, Gross

FLOOR PLAN & INTERIOR IMAGES



AREA MAP



BARBER MURPHY

Listing No: 2362

Office

821 Poplar Street
Highland, IL 62249

SALE INFORMATION:

For Sale: Yes
Sale Price: \$340,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3,500.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Gross lease. Utilities are the responsibility of tenant.

Comments

Office was fully renovated in 2014/2015.. 8 exam rooms with sinks and 4 offices. 3 Restrooms (1 ADA). Admin counters and desks are built in. New HVAC and water Heater (2015). New roof in 2015 and parking lot was paved in 2016. Partial basement would best be used for storage. All new PVC piping for sewers installed 2015. 3 Wi-Fi Boosters throughout building. Deed restriction for certain types of medical use...contact broker for details. Excellent location 6 blocks from Highland Town Square.

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: 2,809 SF
Min Divisible SF: 2,809 SF

SQUARE FOOT INFO:

Building Total: 2,809 SF
Total Available: 2,809 SF
Direct Lease: 2,809 SF
Sublease: 0 SF
Office: 2,809 SF
Retail: 2,809 SF
Min Divisible: 2,809 SF
Max Contiguous: 2,809 SF

LAND MEASUREMENTS:

Acres: 0.55
Frontage: 250 FT
Depth: 110 FT

PROPERTY INFORMATION:

Parcel No: 01-1-24-04-05-101-004; 01-1-24-04-05-101-003	TIF: No	Parking: 39
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: C-2 Commercial District	Survey: No	Traffic Count: 9300
Zoning By: City of Highland	Environmental: No	Property Tax: \$7,548.72
Complex:	Archaeological: No	Tax Year: 2020
Prior Use: Medical		



STRUCTURAL DATA:

Year Built: 1963	Clearance Min: 7'	Exterior: Brick
Rehab Year: 2014	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

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