

FOR  
SALE/LEASE

NNN LEASED INVESTMENT PROPERTY

5031 North Illinois St., Fairview Heights, IL 62208



**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.

# AREA MAP



## PROPERTY SUMMARY

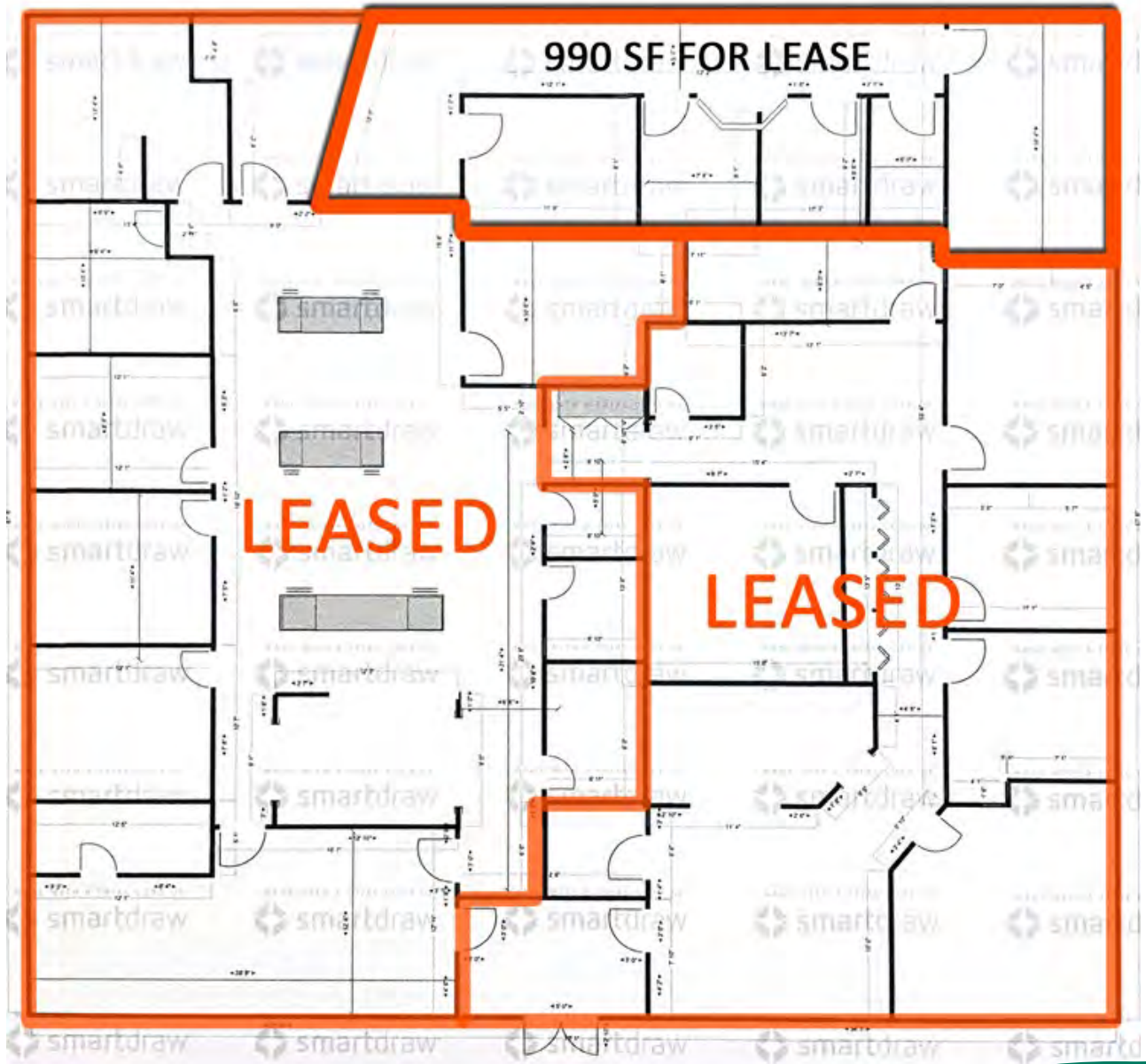
- Medical Building located between Frank Scott Pkwy & Hwy 50
- Monument Signage on IL Route 159 (N Illinois St.)
- (1) 990 SF Suite for Lease
- 4,600 SF Leased with \$100,610 NOI / 7.25% CAP Rate

**SALE PRICE: \$1,390,000**

**LEASE RATE: \$18.95/SF, NNN**

**BARBERMURPHY**

# FLOOR PLAN & IMAGES



**Listing No:** 2392

**Office**

5031 North Illinois St  
Fairview Heights, IL 62208

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,390,000  
**Sale Price/SF:** \$238.67  
**CAP Rate:** 7.25%  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$18.95  
**Lease Type:** NNN  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

990 SF office suite available. 2 offices, RR, storage and waiting area.

**Comments**

5,824 SF Office/Medical facility with excellent visibility on Highway 159. Two tenants occupy 83% of the space with a 990 SF vacancy at rear entrance. Monument signage available. Multiple offices and exam rooms. Everside Health has a 7-year lease in place and Care Access has 2 1/2 years remaining on their lease. \$100,610 Net Operating Income.

**Total SF Available:** 5,824 SF  
**Min Divisible SF:** 990 SF

**SQUARE FOOT INFO:**

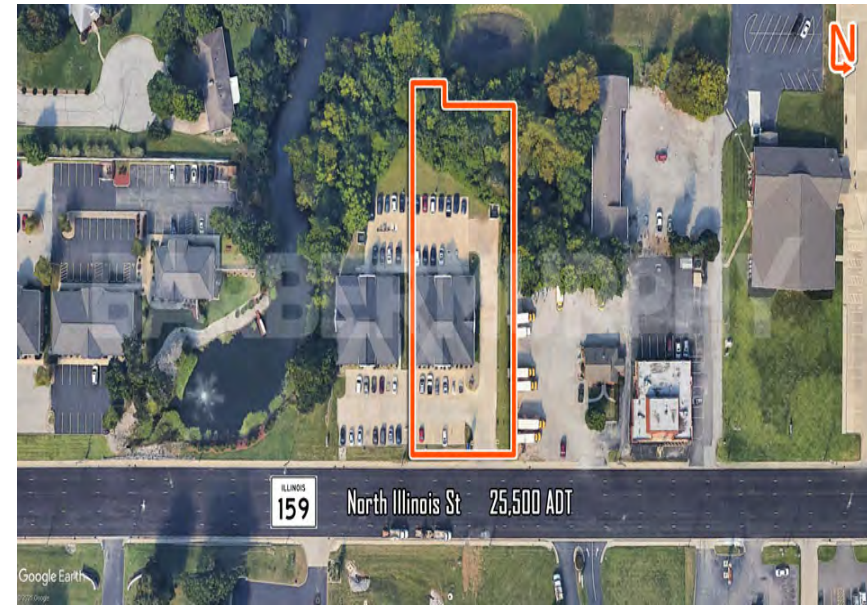
**Building Total:** 5,824 SF  
**Total Available:** 5,824 SF  
**Direct Lease:** 990 SF  
**Sublease:** 0 SF  
**Office:** 5,824 SF  
**Retail:** 0 SF  
**Min Divisible:** 990 SF  
**Max Contiguous:** 5,824 SF

**LAND MEASUREMENTS:**

**Acres:** 1.10  
**Frontage:** 143 FT  
**Depth:** 326 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-33.0-402-044	<b>TIF:</b> No	<b>Parking:</b> 27
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> B-2	<b>Survey:</b> No	<b>Traffic Count:</b> 25,500
<b>Zoning By:</b> Fairview Heights	<b>Environmental:</b> No	<b>Property Tax:</b> \$15,609.57
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2019
<b>Prior Use:</b> Urgent Care		



**STRUCTURAL DATA:**

**Year Built:** 2008  
**Rehab Year:**  
**Floors:**  
**Class:**

**Clearance Min:** 9'  
**Clearance Max:** 9'  
**Floor Drains:**

**Exterior:** Brick  
**Bay Spacing:**  
**Sprinklers:**

**Listing Broker(s)**

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