

5,800 SF Medical Office Building for Sale

5031 North Illinois St., Fairview Heights, IL 62208



BARBERMURPHY

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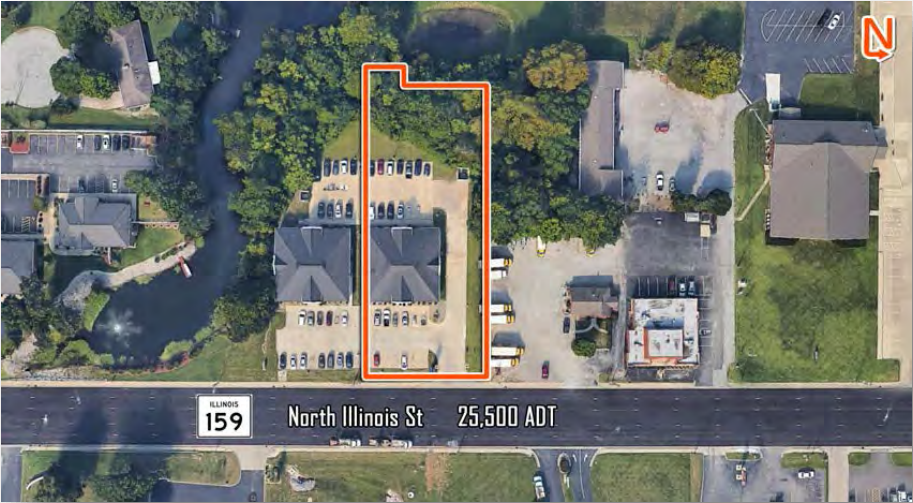
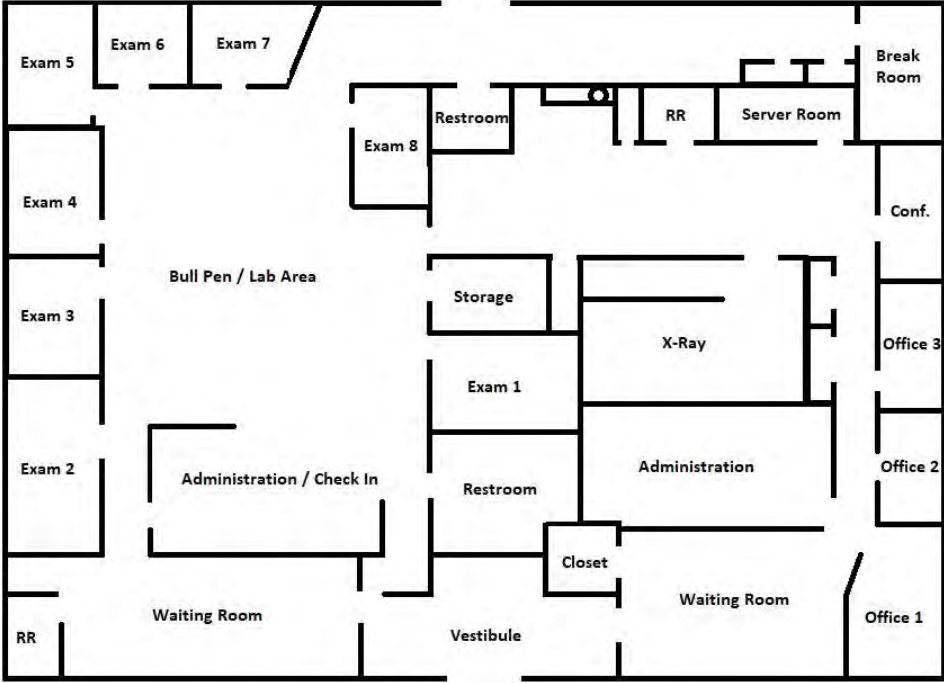


Property Summary

Potential for multiple tenant occupancy. Currently built out for medical users. High Visibility location between Frank Scott Pkwy and Hwy 50. Monument Signage on IL Route 159 (N Illinois St). 25,500 ADT.

SALE PRICE: \$875,000

IMAGES & FLOOR PLAN



Listing No: 2392

Office

5031 North Illinois St
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$875,000
Sale Price/SF: \$150.00
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

5,824 SF Office/Medical facility with excellent visibility on Highway 159. Space can be split into two suites, roughly 2400 SF a piece. Monument signage available. Multiple offices and exam rooms.

Total SF Available: 5,824 SF
Min Divisible SF: 2,400 SF

SQUARE FOOT INFO:

Building Total: 5,824 SF
Total Available: 5,824 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 5,824 SF
Retail: 5,824 SF
Min Divisible: 2,400 SF
Max Contiguous: 5,824 SF

LAND MEASUREMENTS:

Acres: 1.10
Frontage: 143 FT
Depth: 326 FT

PROPERTY INFORMATION:

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



STRUCTURAL DATA:

| | | |
|-------------------------|--------------------------|------------------------|
| Year Built: 2008 | Clearance Min: 9' | Exterior: Brick |
| Rehab Year: | Clearance Max: 9' | Bay Spacing: |
| Floors: | Floor Drains: | Sprinklers: |
| Class: | | |

Listing Broker(s)

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|---|---|
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