

# 5,800 SF Medical Office Building for Sale/Lease

5031 North Illinois St., Fairview Heights, IL 62208



**BARBERMURPHY**

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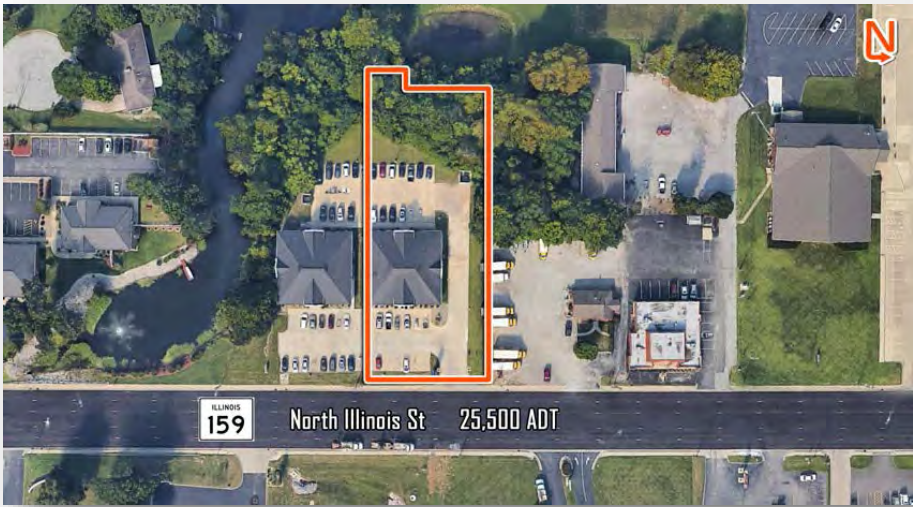
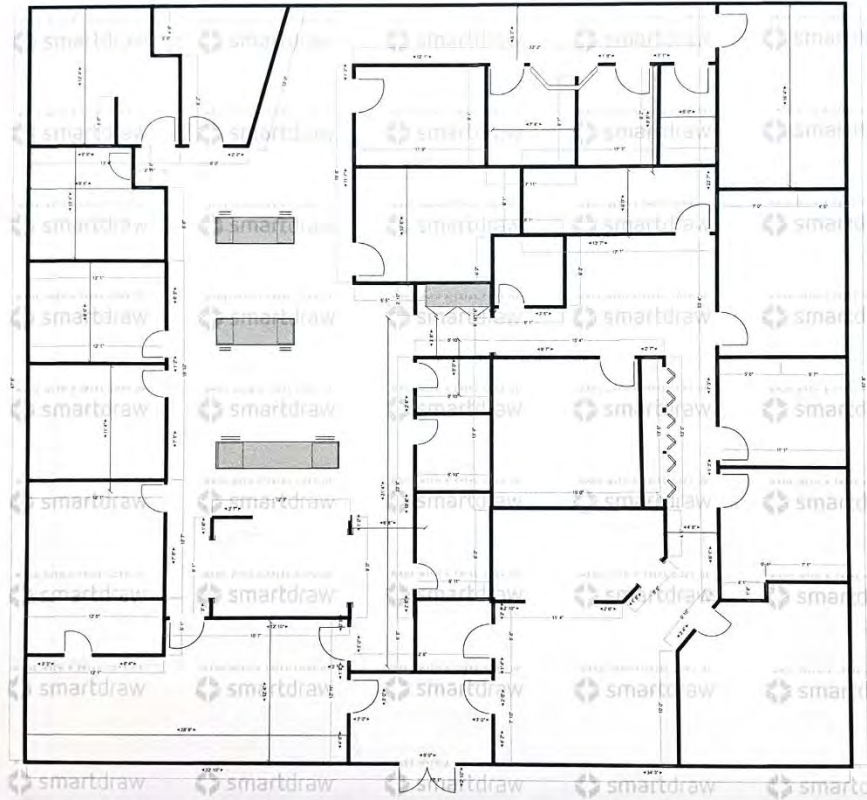
## Property Summary

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



# 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:** Yes  
**Lease Rate:** \$18.95  
**Lease Type:** NNN  
**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 2,400 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:**

<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>		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2008	<b>Clearance Min:</b> 9'	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 9'	<b>Bay Spacing:</b>
<b>Floors:</b>	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

**Listing Broker(s)**

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