

1,770 SF Professional Office Space for Lease

2730 N Center St., Maryville, IL 62062



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

- 1,770 SF located on IL Route 159 (N Center St.)
- Private Parking
- Owner will negotiate improvements

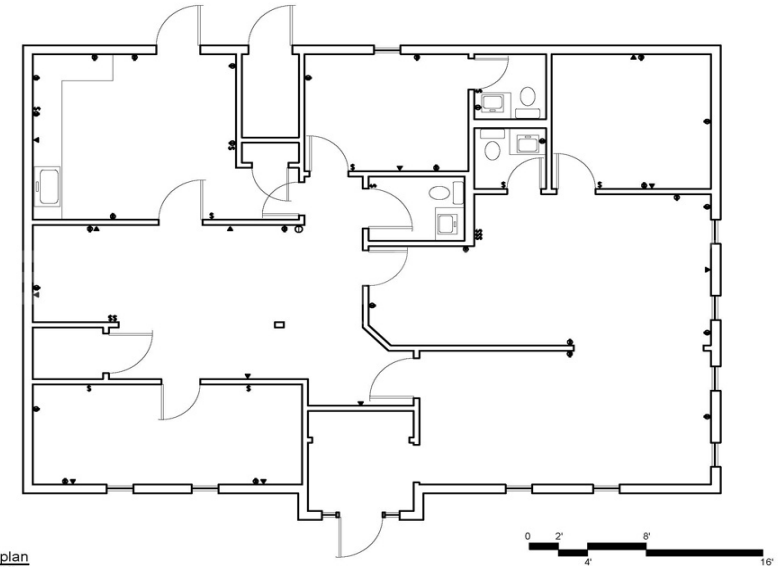
LEASE RATE: \$2,200/MONTH, GROSS

Listing No: 2473**Office**Maryville Professional Office
2730 N. Center Street
Maryville, IL 62062**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$15.00**Lease Type:** Gross**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:**

Professional Office Building located on IL Route 159 (N Center St.)

Comments

Asking \$2,200/month. Tenant pays utilities

Total SF Available: 1,770 SF**Min Divisible SF:** 1,770 SF**SQUARE FOOT INFO:****Building Total:** 1,770 SF**Total Available:** 1,770 SF**Direct Lease:** 1,770 SF**Sublease:****Office:** 1,770 SF**Retail:****Min Divisible:** 1,770 SF**Max Contiguous:** 1,770 SF**LAND MEASUREMENTS:****Acres:** 0.65**Frontage:** 100 FT**Depth:** 280 FT**PROPERTY INFORMATION:****Parcel No:** 13-2-21-02-04-401-004**County:** Madison**Zoning:** B-1**Zoning By:** Maryville**Complex:****Prior Use:** Office**TIF:****Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:****Surface Type:** Concrete**Traffic Count:** 16900**Property Tax:** \$5,933.00**Tax Year:** 2020**STRUCTURAL DATA:****Year Built:** 1985**Rehab Year:****Floors:****Class:****Clearance Min:****Clearance Max:****Floor Drains:****Exterior:** Brick**Bay Spacing:****Sprinklers:****Listing Broker(s)**Collin Fischer CCIM
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