

3,115 SF Office/Retail Building for Sale

5500 N. Illinois, Fairview Heights, IL 62208



- Office/Retail Building located in Fairview Heights on IL Route 159.
- Located 1 mile south of I-64.
- Situated in a heavy retail/ high traffic area.
- Parking for 16+ vehicles.

SALE PRICE: \$250,000

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Listing No: 1409**Retail**5500 North Illinois
5500 North Illinois Street
Fairview Heights, IL 62208**SALE INFORMATION:**

For Sale: Yes
Sale Price: \$250,000
Sale Price/SF: \$80.26
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:**Comments**

3,115 SF office/retail building located in Fairview Heights on IL Route 159, 1 mile south of I-64 and HWY 159 intersection. Parking for 16 plus vehicles. Located in a heavy retail/ High traffic area. Nice opportunity in Fairview Heights.

Total SF Available: 3,115 SF
Min Divisible SF: 3,115 SF

SQUARE FOOT INFO:

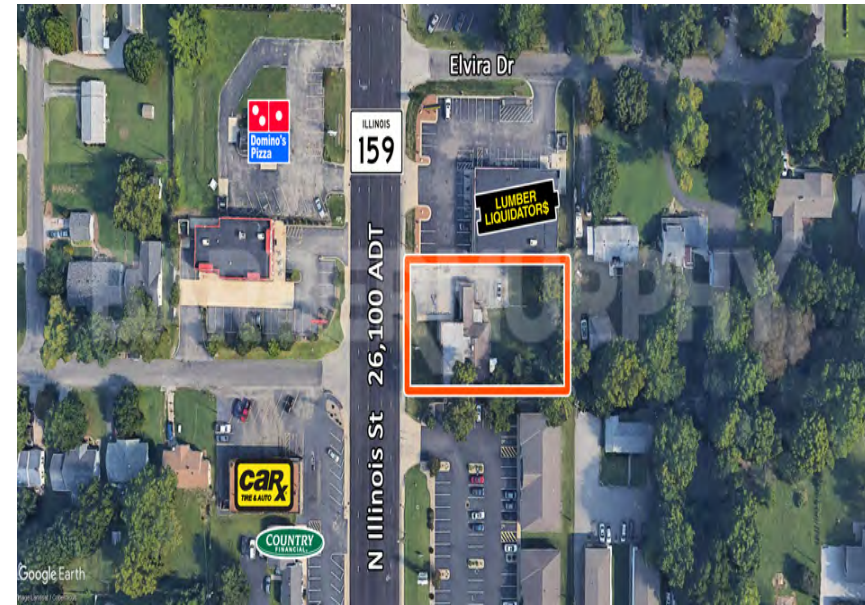
Building Total: 3,115 SF
Total Available: 3,115 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 3,115 SF
Retail: 3,115 SF
Min Divisible: 3,115 SF
Max Contiguous: 3,115 SF

LAND MEASUREMENTS:

Acres: 0.51
Frontage: 115 FT
Depth: 200 FT

PROPERTY INFORMATION:

Parcel No: 03-34.0-102-054	TIF: No	Parking: 16.00
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: PB	Survey: No	Traffic Count: 26,100
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$3,893.00
Complex:	Archaeological: No	Tax Year: 2021
Prior Use:		

**STRUCTURAL DATA:**

Year Built: 1950 **Clearance Min:** 8 **Exterior:** brick/siding combo
Rehab Year: 2018 **Clearance Max:** 10 **Bay Spacing:**
Floors: 1 **Floor Drains:** **Sprinklers:**
Class:

Listing Broker(s)

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