

FOR SALE

607 N Sparta St.,
Steeleville, IL 62288



2,100 SF PROFESSIONAL OFFICE/MEDICAL BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

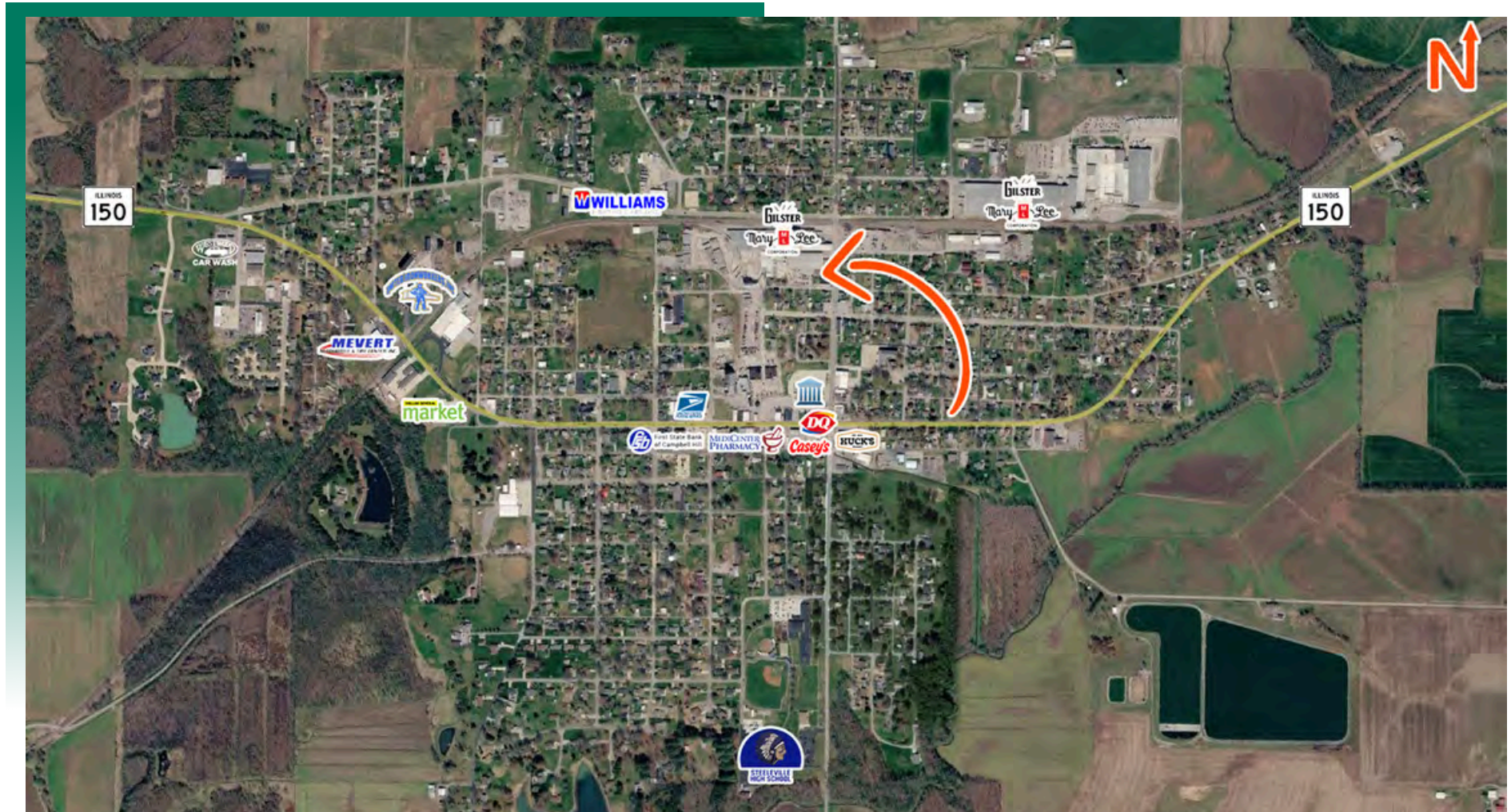
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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

607 N Sparta St., Steeleville, IL 62288



LOCATION OVERVIEW

607 N. Sparta Street offers a practical office location in Steeleville, IL, ideal for professional users seeking accessibility, visibility, and convenience. Located along one of the town's primary thoroughfares, the property benefits from steady local traffic and easy access for clients, employees, and service providers. The surrounding area includes residential neighborhoods, small businesses, and community services, providing consistent daily activity. Just minutes from Steeleville's central business district, the property offers convenient access to banking, dining, retail, and municipal offices. Nearby IL-4 and IL-150 provide efficient travel to Chester, Sparta, and other Southern Illinois employment centers, making it well-suited for businesses serving multiple markets.

PROPERTY PHOTOS

607 N Sparta St., Steeleville, IL 62288

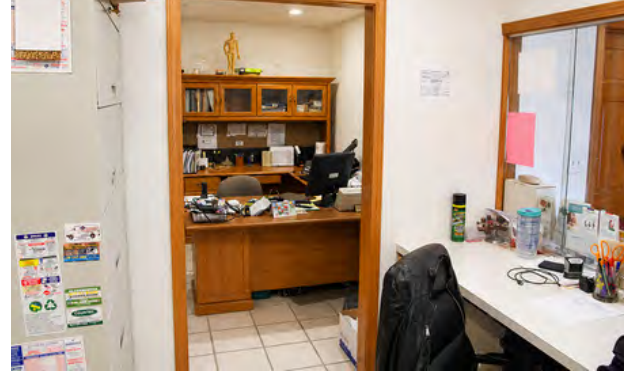
RECEPTION



WAITING AREA



RECEPTION & OFFICE



EXAM ROOM



EXAM ROOM



EXAM ROOM



KITCHENETTE



UNFINISHED BASEMENT



MARQUEE SIGNAGE



PROPERTY INFORMATION

607 N Sparta St., Steeleville, IL 62288



PROFESSIONAL OFFICE

- Well-maintained office building
- Ideal for medical, dental, therapy, or professional office use
- Functional layout with flexible space



INTERIOR FEATURES

- (6) Exam rooms/private offices
- Reception and waiting area
- Kitchenette for staff
- Full basement for storage or expansion



BUILDING SYSTEMS

- Zoned HVAC for efficient climate control
- One HVAC unit replaced in 2025



SITE FEATURES

- Concrete parking lot with ample on-site parking
- Marquee signage on N. Sparta Street
- Highly accessible Steeleville location



ADDITIONAL OPPORTUNITIES

- Furniture, fixtures & equipment (FF&E) may remain
- Turnkey occupancy with minimal setup
- Potential for future multifamily conversion (subject to approvals)

OFFICE/RETAIL PROPERTY SUMMARY

607 N SPARTA ST

LISTING # 1455

LOCATION DETAILS:

Parcel #: 17-020-010-00
County: IL - Randolph
Zoning: Multifamily/Commercial

PROPERTY OVERVIEW:

Building SF: 2,100
Vacant SF: 2,100
Min Divisible SF: 2,100
Max Contig SF: 4,137
Office SF: 2,100
Signage: Marquee
Lot Size: 0.25 Acres
Frontage: 71
Depth: 137
Parking Spaces: 15
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2005
Ceilings: 8'
Construction Type: Exterior - Block

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$190,000
Price / SF: \$90.48

FINANCIAL INFORMATION:

Taxes: \$5,154.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 3500

PROPERTY DESCRIPTION:

Professional office space available in a highly accessible Steeleville location. This well-maintained building offers a functional layout suited for medical, dental, therapy, or general office users. The interior includes (6) exam rooms/private offices, a reception area, and a convenient kitchenette for staff use. A full basement provides valuable storage or potential expansion space. The building is equipped with zoned HVAC, with one unit replaced in 2025, ensuring efficient climate control throughout. Exterior features include a concrete parking lot offering ample on-site parking and marquee signage for strong street visibility along N. Sparta Street. All FFE may remain, offering a turnkey opportunity for operators who want to move in with minimal setup. The property may also offer potential for multifamily conversion, providing flexibility for investors or developers exploring alternative uses.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
john@barbermurphy.com