

3,882 SF Professional Office Building for Sale

955 Lincoln Hwy, Fairview Heights, IL 62208



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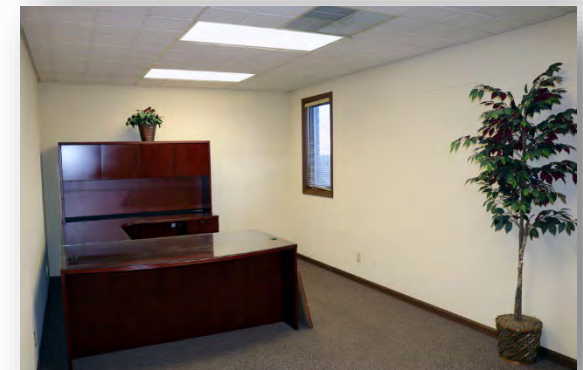
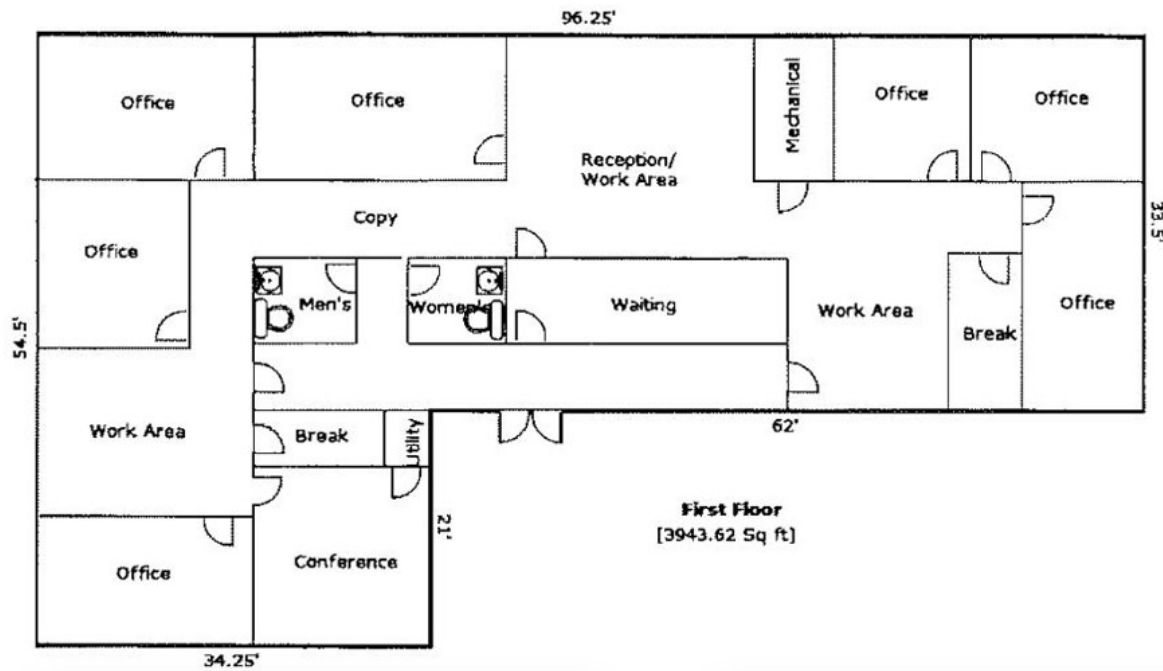
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

- 3,882 SF former law office for sale
- High visibility location with 17,800 ADT
- Located in sweet spot between Fairview Heights and O'Fallon commerce sectors
- Contact broker for potential lease criteria

REDUCED SALE PRICE: \$399,000



Listing No: 2515

Office

955 Lincoln Highway
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$399,000
Sale Price/SF: \$102.78
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: Contact Broker
Lease Type:

Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Professional office space located 1 mile from the O'Fallon exit off I-64. 7 private offices, 1 conference room 2 open work areas, reception, waiting room 2 kitchenettes, 2 ADA restrooms, IT server room and 1 private office full restroom. 3 rear exits. High visibility signage on Lincoln Highway. Potential multi-tenant for owner/user. Office furniture negotiable. Roof is 8-years-old; 2 HVAC units: 2017 & 2004.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 3,882 SF
Min Divisible SF: 3,882 SF

SQUARE FOOT INFO:

Building Total: 3,882 SF
Total Available: 3,882 SF
Direct Lease: 3,882 SF
Sublease: 0 SF
Office: 3,882 SF
Retail: 0 SF
Min Divisible: 3,882 SF
Max Contiguous: 3,882 SF

LAND MEASUREMENTS:

Acres: 0.39
Frontage: 137 FT
Depth: 124 FT

PROPERTY INFORMATION:

Parcel No: 03-27.0-224-025	TIF: No	Parking: 18
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Planned Business	Survey: No	Traffic Count: 17,800
Zoning By: City of Fairview Heights	Environmental: No	Property Tax: \$8,291.78
Complex:	Archaeological: No	Tax Year: 2020
Prior Use: Law Firm		



STRUCTURAL DATA:

Year Built: 1984	Clearance Min: 7	Exterior: Brick
Rehab Year: 1995	Clearance Max: 9	Bay Spacing:
Floors: 1	Floor Drains: No	Sprinklers: N
Class: B		

Listing Broker(s)

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