

**FOR  
SALE**

**10,000 SF OFFICE BUILDING ON 0.9 ACRES**

22 Kettle River Dr., Glen Carbon, IL 62034



## PROPERTY SUMMARY

- 33 Parking Spaces
- Mostly Open Floor Plan
- 5 Minutes from I-270

**SALE PRICE: \$595,000**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

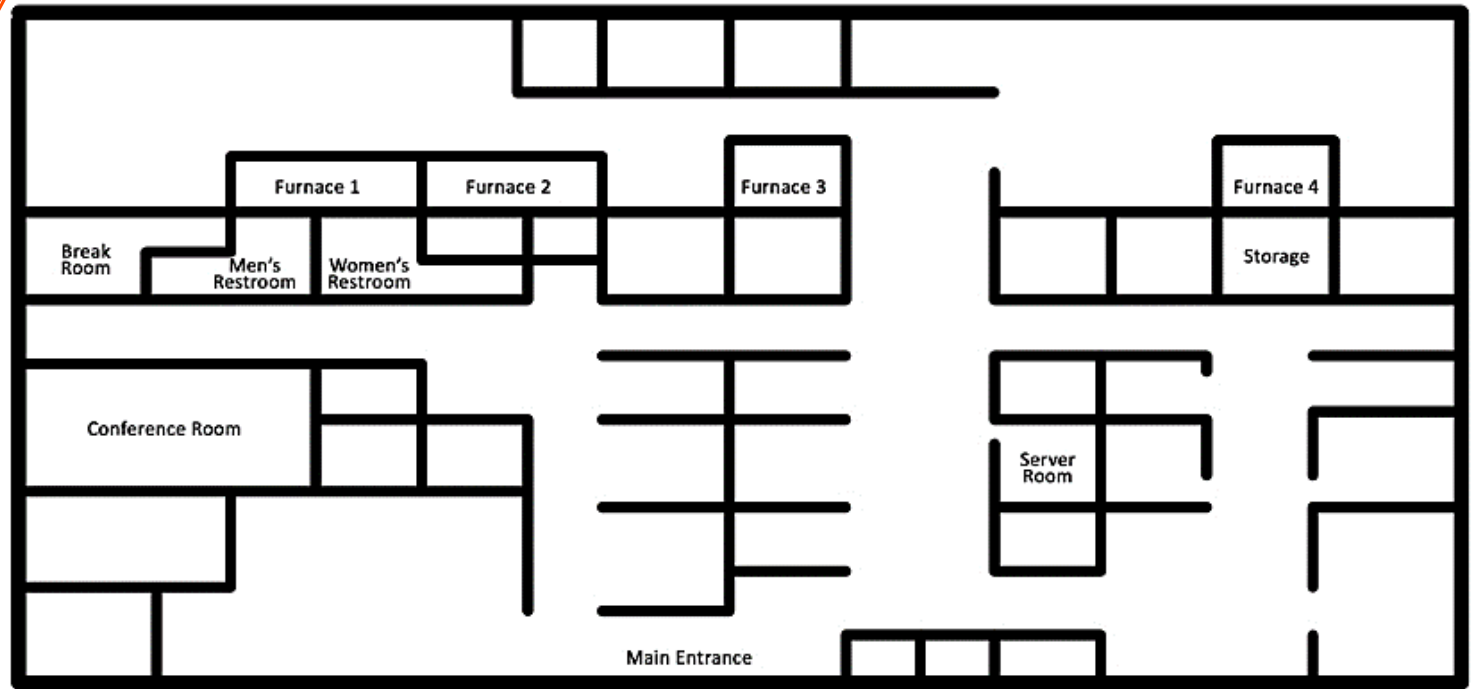
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



# FLOOR PLAN



# AREA MAP

Listing No: 2574

Office

Total SF Available: 10,000 SF

Min Divisible SF: 10,000 SF

22 Kettle River Dr  
Glen Carbon, IL 62034**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$595,000  
 Sale Price/SF:  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

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

Leasing Comments:

**Comments**

Former IL Dept of Public Health office in Glen Carbon IL. 10,000 SF on .90 AC

**SQUARE FOOT INFO:**

Building Total: 10,000 SF  
 Total Available: 10,000 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 10,000 SF  
 Retail: 0 SF  
 Min Divisible: 10,000 SF  
 Max Contiguous: 10,000 SF

**LAND MEASUREMENTS:**

Acres: 0.90  
 Frontage: 200 FT  
 Depth: 170 FT

**PROPERTY INFORMATION:**

Parcel No:	14-2-15-23-03-301-008.001	TIF:	No	Parking:	33
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	CG	Survey:	No	Traffic Count:	
Zoning By:	Glen Carbon	Environmental:	No	Property Tax:	\$14,238.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:					

**STRUCTURAL DATA:**

Year Built:	1985	Clearance Min:	10	Exterior:	Metal
Rehab Year:		Clearance Max:		Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	C				

**Listing Broker(s)**

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