

# FOR SALE -AND- FOR LEASE

10513 Lincoln Trail,  
Fairview Heights, IL  
62208



OWNER/USER PROFESSIONAL SPACE

**BARBERMURPHY**

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# AREA MAP

10513 Lincoln Trail, Fairview Heights, IL 62208



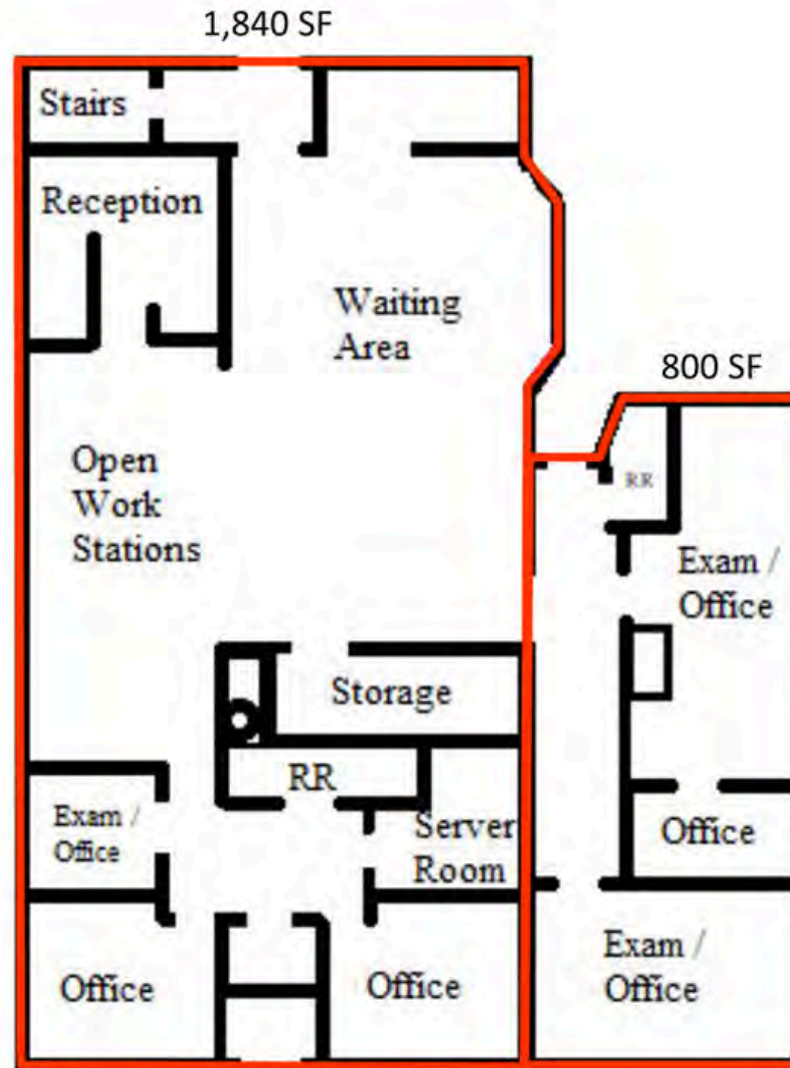
## LOCATION OVERVIEW

Highly visible location on Lincoln Trail with quick access to main thoroughfares.

 <p>Frontage: 75' Depth: 362'</p>	 <p>I-64</p>
 <p>Metrolink &gt; 4 Miles</p>	 <p>Exit 12</p>

# FLOOR PLAN

10513 Lincoln Trail, Fairview Heights, IL 62208



\*Not to scale

# PROPERTY PHOTOS

10513 Lincoln Trail, Fairview Heights, IL 62208

EXTERIOR PHOTO



EXTERIOR PHOTO



0.77 ACRE LOT



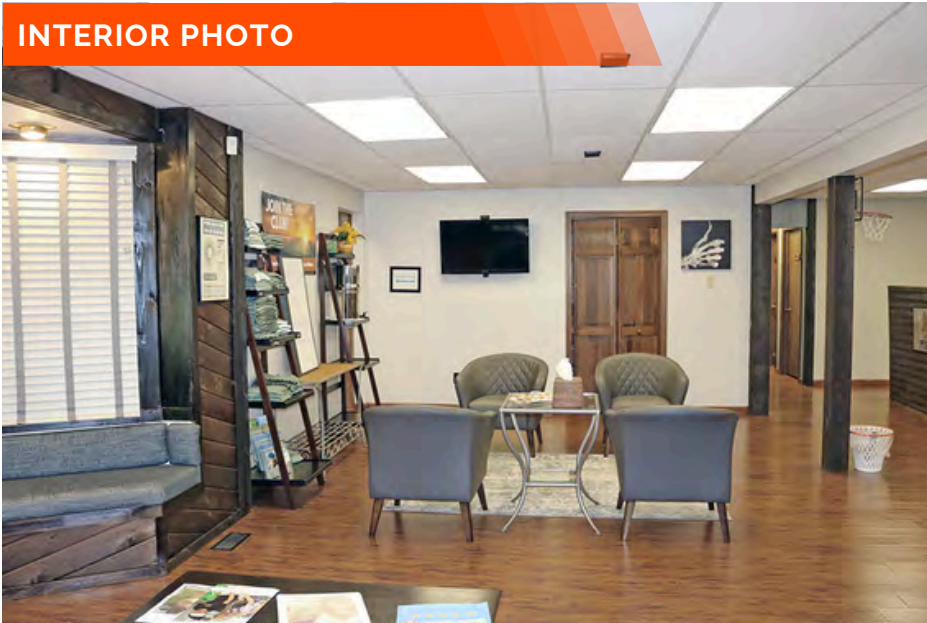
OUT-BUILDING



# PROPERTY PHOTOS

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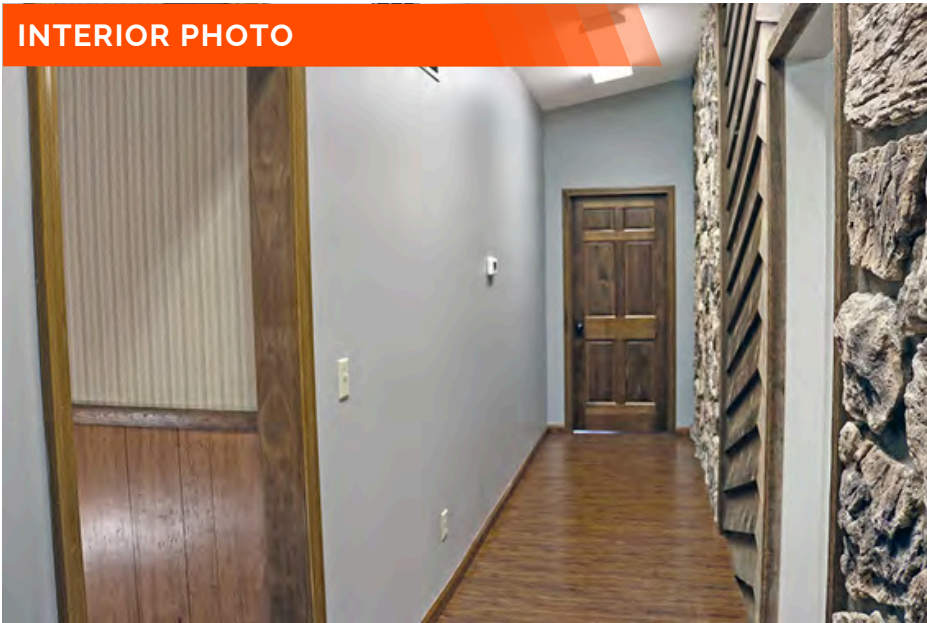
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# PROPERTY PHOTOS

10513 Lincoln Trail, Fairview Heights, IL 62208

EXTERIOR PHOTO



EXTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

10513 LINCOLN TRAIL

**LISTING #** 2611

## LOCATION DETAILS:

**Parcel #:** 03-28.0-111-055  
**County:** IL - St. Clair  
**Zoning:** B-3

## PROPERTY OVERVIEW:

**Building SF:** 4,480  
**Vacant SF:** 2,640  
**Usable Sqft:** -  
**Min Divisible SF:** 800  
**Max Contig SF:** 4,480  
**Office SF:** 4,480  
**Retail SF:** -  
**Signage:** -  
**Lot Size:** 0.77 Acres  
**Frontage:** 75  
**Depth:** 362  
**Parking Spaces:** 23  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1939  
**Yr Renovated:** 2018  
**Building Class:** -  
**Ceilings:** 7.0000 - 9.0000  
**Construction Type:** Wood Frame

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Sale Price:** \$400,000  
**Price / SF:** \$89.29  
**Lease Rate:** \$12.50 - \$12.50  
**Lease Type:** Modified Gross  
**NNN Expenses:** -  
**CAM:** -

## FINANCIAL INFORMATION:

**Taxes:** \$11,914.52  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 14800

## PROPERTY DESCRIPTION:

2,640 SF available on first floor. Upstairs apartment (2 bedroom, 1,840 SF) brings in \$15,000 gross annually. Very well-maintained with upgraded finishes throughout. 6 total offices with reception, waiting area, kitchenette and open bullpen space. 3 or 4 offices could be used as exam rooms. ADA ramp access, along with large rear parking lot. Total acreage is 0.77 Acres with a detached storage garage. Separately metered suite available