

FOR SALE
-AND-
FOR LEASE

10513 Lincoln Trail,
Fairview Heights, IL 62208



4,480 SF OFFICE BUILDING FOR SALE WITH SPACE FOR LEASE
REDUCED SALE PRICE: \$350,000

BARBERMURPHY

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

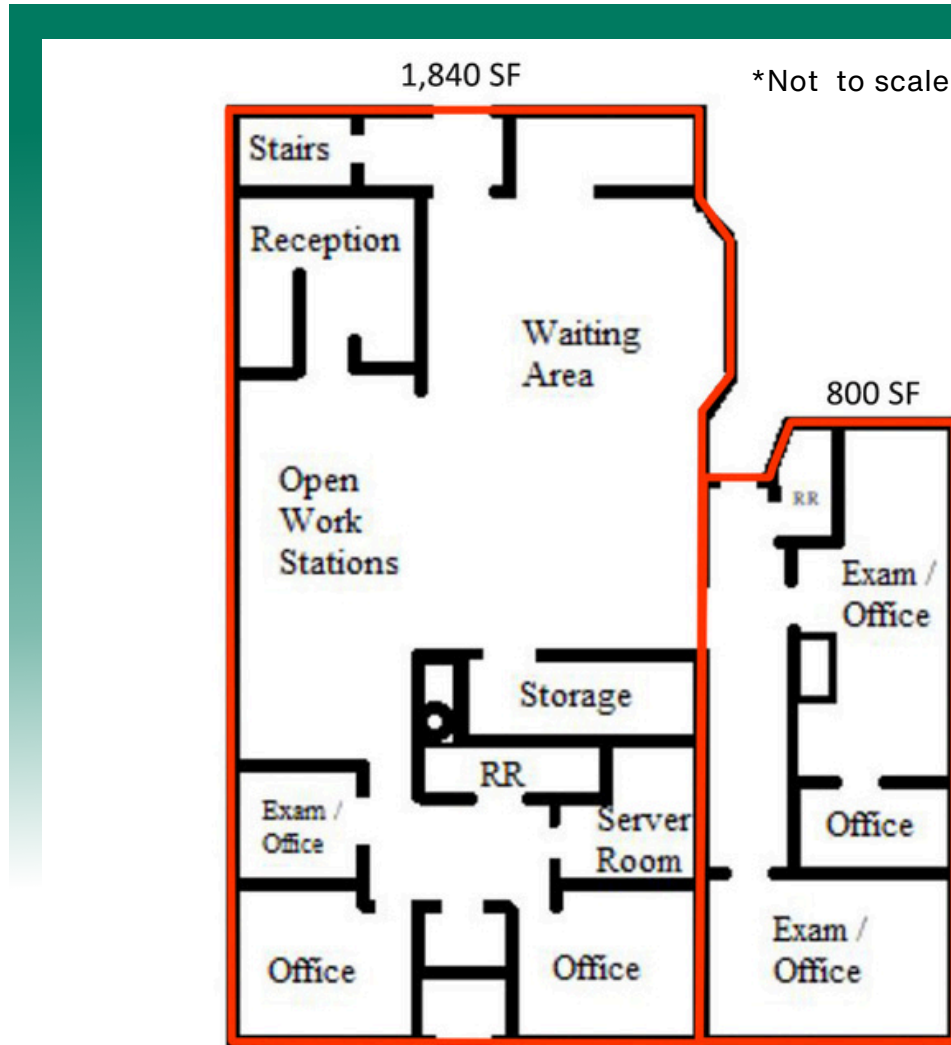
Mike Durbin
Broker Associate
Cell: (618) 960-8675
miked@barbermurphy.com



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.

FLOOR PLAN

10513 Lincoln Trail, Fairview Heights, IL 62208



EXTERIOR PHOTO



ADA RAMP ACCESS



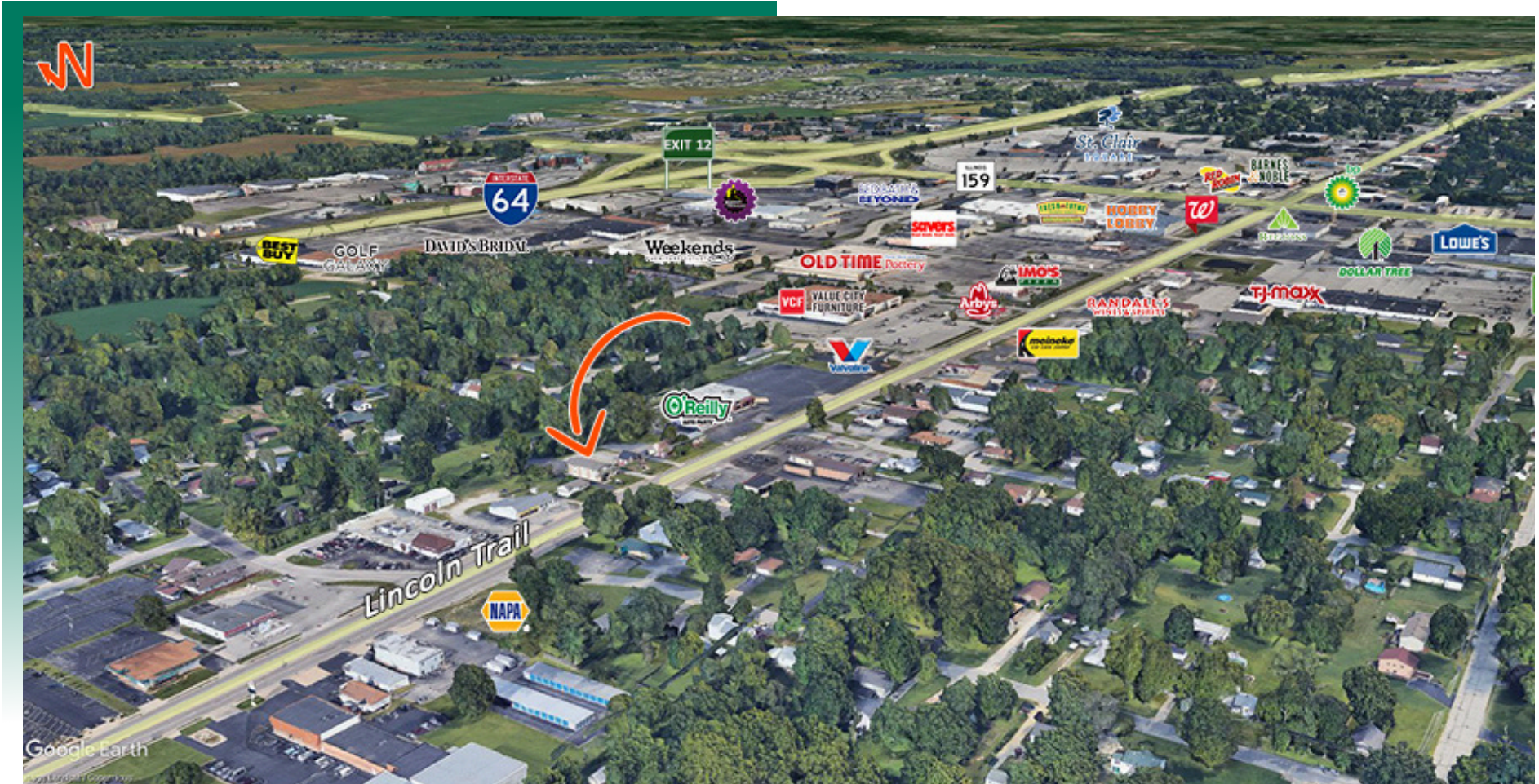
4,480 SF office building with 2nd floor income producing apartment - brings in \$15,000 gross annually.

2 Office suites (800 SF and 1,840 SF) available for lease or owner use. Suites are separately metered and can be combined for a total of 2,640 SF. The space consists of 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.

AREA MAP

10513 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

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

Frontage: 75'
Depth: 362'

I-64

Metrolink
> 4 Miles

EXIT
Exit 12

PROPERTY PHOTOS

10513 Lincoln Trail, Fairview Heights, IL 62208

EXTERIOR PHOTO



EXTERIOR PHOTO



0.77 ACRE LOT



OUT-BUILDING



PROPERTY PHOTOS

10513 Lincoln Trail, Fairview Heights, IL 62208

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR 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
Min Divisible SF: 800
Max Contig SF: 4,480
Office SF: 4,480
Lot Size: 0.77 Acres
Frontage: 75
Depth: 362
Parking Spaces: 23
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1939
Yr Renovated: 2018
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: \$350,000
Price / SF: \$78.13
Lease Rate: \$12.50 / SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$11,914.52
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14,800

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 on main level consists of 2 offices, kitchenette and open space. 2 Office suites (800 SF and 1,840 SF) can be combined. Separately metered.

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MIKE DURBIN

Broker Associate
C: (618) 960-8675
miked@barbermurphy.com