

PRICE REDUCED

FOR SALE

10513 Lincoln Trail,
Fairview Heights, IL 62208



LINCOLN TRAIL OWNER-USER BUILDING WITH APARTMENT INCOME

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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.

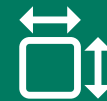
AREA MAP

10513 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located along Lincoln Trail in the heart of Fairview Heights' active commercial corridor, 10513 Lincoln Trail offers excellent visibility with quick access to Interstate 64 via Exit 12. The property is positioned minutes from St. Clair Square, major retailers, restaurants, hotels, service businesses, and regional traffic drivers, creating a convenient location for clients, employees, tenants, and customers. With 14,800 vehicles per day, B-3 zoning, 23 parking spaces, and a 0.77-acre site, this property offers strong accessibility and flexibility for office, medical, wellness, professional service, or mixed-use ownership.



Frontage: 15'
Depth: 362'



MetroLink
> 4 Miles



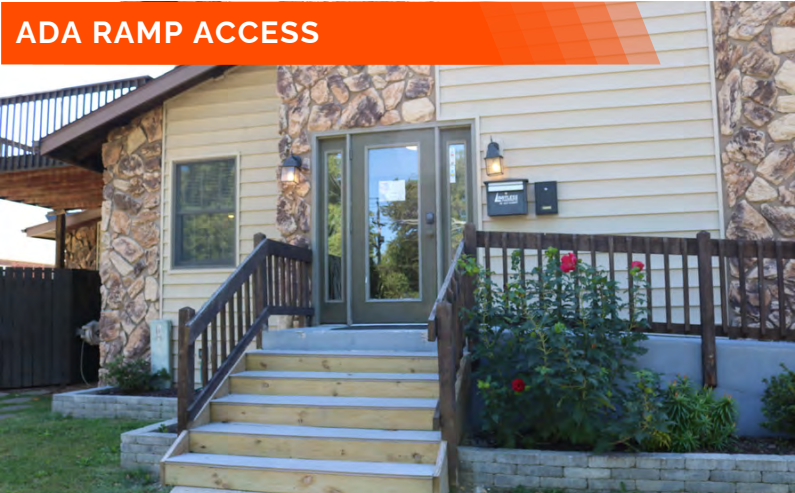
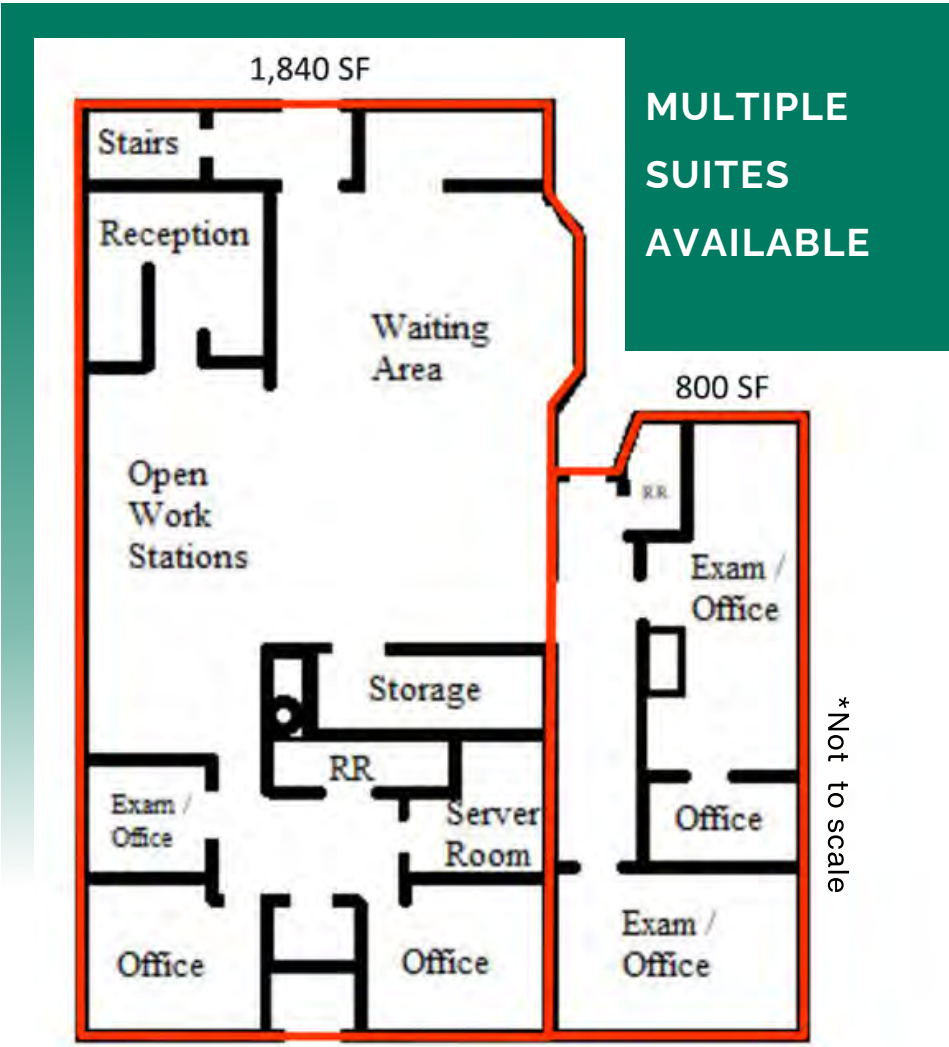
I-64



EXIT 12

FLOOR PLAN

10513 Lincoln Trail, Fairview Heights, IL 62208



Rare low-basis owner-user opportunity

Income-producing setup offers valuable owner-user offset

1,840 SF second-floor 2-bedroom apartment generating \$15,000 gross annual income

2,640 SF first-floor office/medical/wellness space

ADA ramp access

6 total offices with reception, waiting area, kitchenette, and open bullpen area

4,480 SF mixed-use building on 0.77 acres

23 parking spaces plus detached garage and detached storage

PROPERTY PHOTOS

10513 Lincoln Trail, Fairview Heights, IL 62208

SIDE EXTERIOR



REAR EXTERIOR



0.77 ACRE LOT



DETACHED GARAGE



PROPERTY PHOTOS

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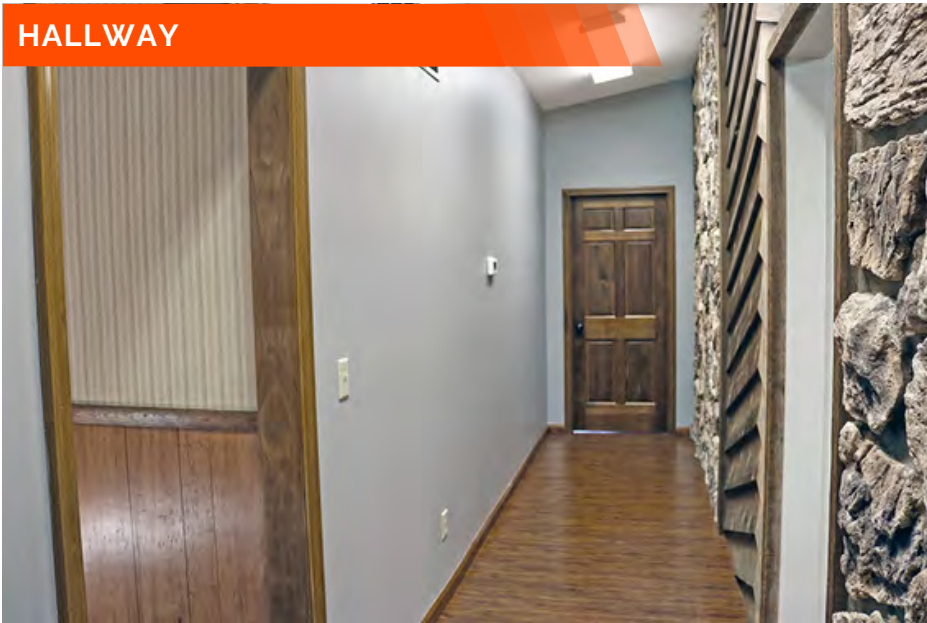
OPEN WORK STATIONS



OFFICE AREA



HALLWAY



WAITING AREA



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: 8.5
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$305,000
Price / SF: \$68.08

FINANCIAL INFORMATION:

Taxes: \$11,914.52
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14,800

Property Description

Now priced at \$305,000, 10513 Lincoln Trail offers a rare low-basis owner-user opportunity in Fairview Heights. The 4,480 SF building includes 2,640 SF of flexible first-floor office/medical/wellness space plus a 1,840 SF second-floor apartment generating \$15,000 gross annual income (2 bedroom). The property sits on 0.77 acres with 23 parking spaces, detached garage, ADA ramp access, B-3 zoning, detached storage, and visibility along Lincoln Trail. Ideal for an owner-user seeking income offset, a medical/wellness operator, professional services firm, or local investor repositioning a small mixed-use asset. 6 total offices with reception, waiting area, kitchenette and open bullpen space. 3 or 4 offices could be used as exam rooms.

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