

**FOR SALE/
LEASE**

Owner/User Professional Office

10513 Lincoln Trail, Fairview Heights, IL 62208



BARBERMURPHY

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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



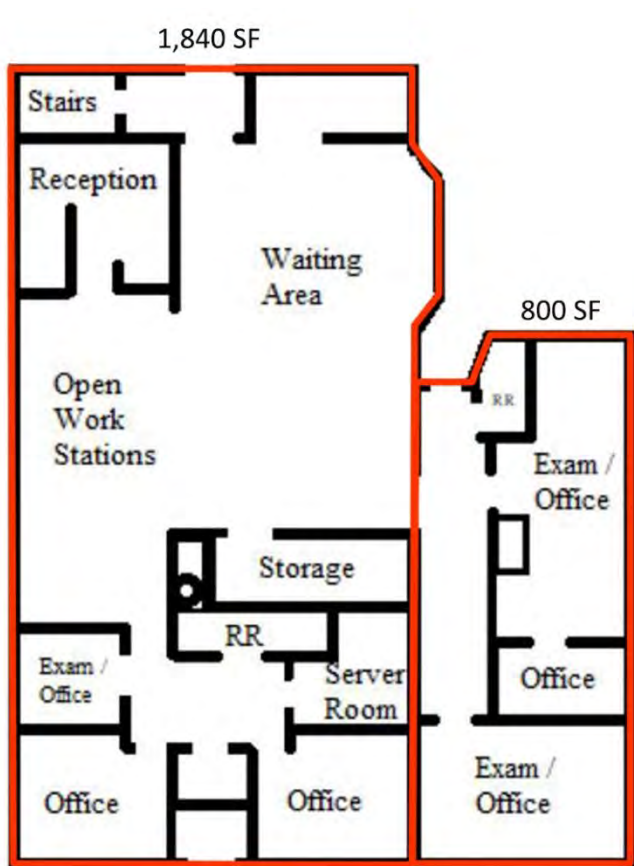
PROPERTY SUMMARY

- 4,480 SF Office Building for Sale
- 2 Office suites (800 SF and 1,840 SF) for lease, can be combined. Separately metered
- Recent complete renovation on main level, including ADA ramp access
- Highly visible location with quick access to main thoroughfares
- Revenue available from upstairs apartment tenant
- Large 0.77 acre lot with green space and additional outbuilding
- Excellent parking in rear of building
- Office is Relocating

SALE PRICE: \$400,000
LEASE RATE: \$11.93/SF, GROSS

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FLOOR PLAN



EXTERIOR IMAGES



0.77
Acre Lot



Out-
Building



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Listing No: 2611

Office

10513 Lincoln Trail
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$400,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$11.93
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

2 Office suites (800 SF and 1,840 SF) can be combined. Separately metered.

Comments

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.

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: 2,640 SF
Min Divisible SF: 800 SF

SQUARE FOOT INFO:

Building Total: 4,480 SF
Total Available: 4,480 SF
Direct Lease: 2,640 SF
Sublease: 0 SF
Office: 4,480 SF
Retail: 0 SF
Min Divisible: 800 SF
Max Contiguous: 4,480 SF

LAND MEASUREMENTS:

Acres: 0.77
Frontage: 75 FT
Depth: 362 FT

PROPERTY INFORMATION:

Parcel No: 03-28.0-111-055	TIF: Yes	Parking: 23
County: St. Clair	Enterprise Zone: Yes	Surface Type: Asphalt
Zoning: B-3	Survey: No	Traffic Count: 14,800
Zoning By: City of Fairview Heights	Environmental: No	Property Tax: \$11,368.93
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Chiropractic and PT		



STRUCTURAL DATA:

Year Built: 1939	Clearance Min: 7	Exterior: Siding
Rehab Year:	Clearance Max: 9	Bay Spacing:
Floors: 2	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

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