

FOR  
LEASE

# 990 SF OFFICE SPACE

5031 North Illinois St., 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

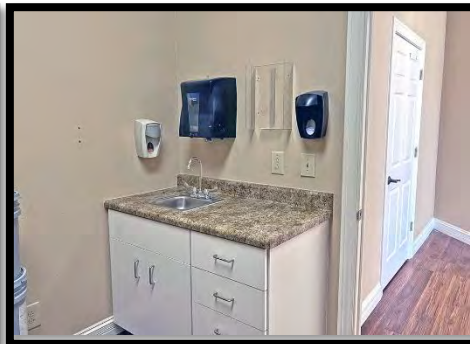
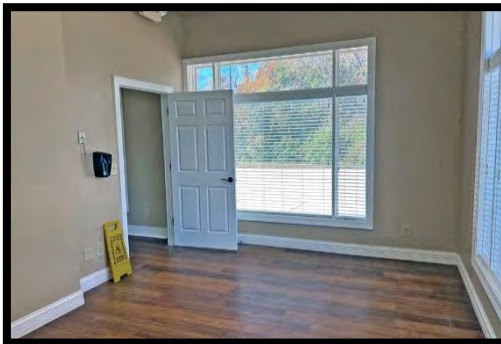
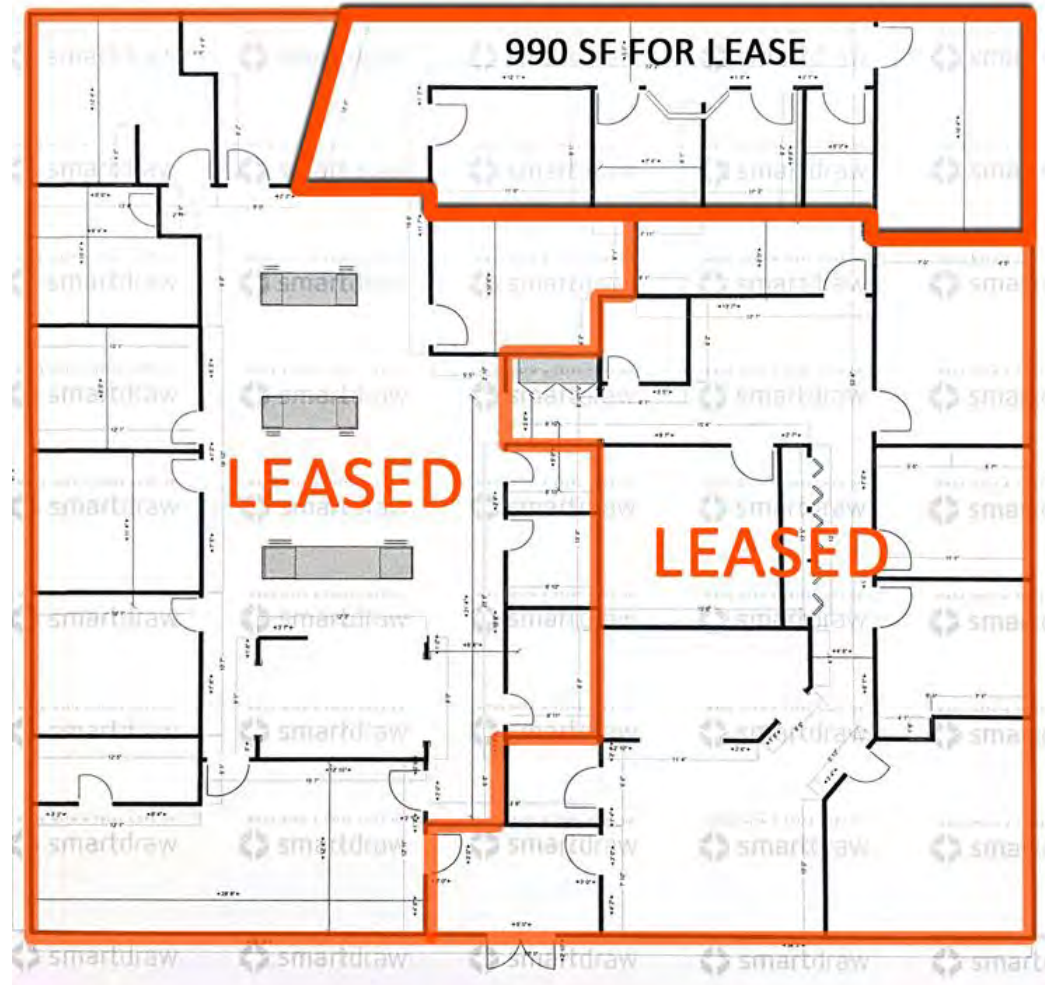
- 990 SF Office Suite located between Frank Scott Parkway and Highway 50
- Monument Signage on IL Route 159 (North Illinois Street)
- 2 Offices, ADA restroom and large kitchenette
- Suite accessed from rear, private entrance

**LEASE RATE: \$1,650/MONTH, GROSS**

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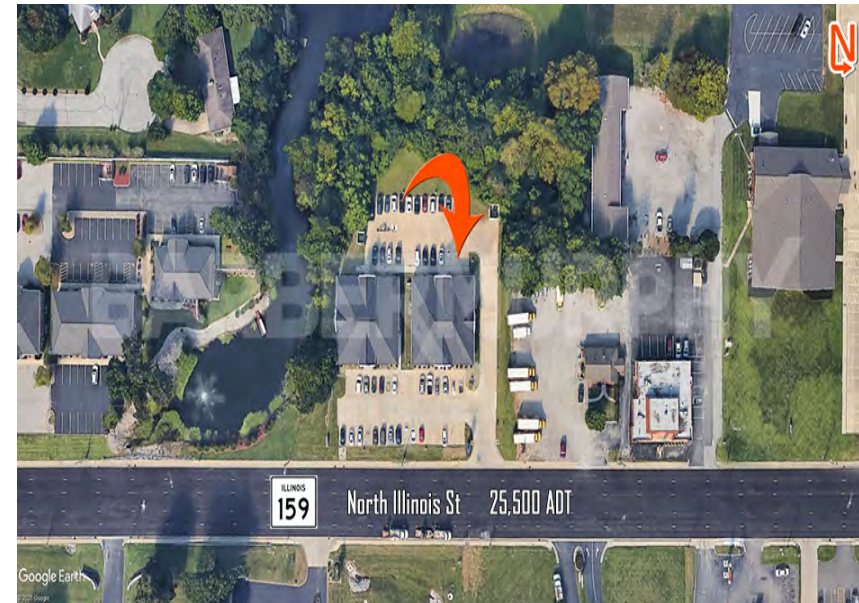


# FLOOR PLAN & IMAGES



**Listing No:** 2635**Office**5031 N Illinois Street Suite 3  
Fairview Heights, IL 62208**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$1,650/Month**Lease Type:** Gross**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:**

990 SF office suite available. 2 offices, RR, storage and waiting area. Rear Entrance with excellent parking.

**Comments****Total SF Available:** 990 SF**Min Divisible SF:** 990 SF**SQUARE FOOT INFO:****Building Total:** 5,824 SF**Total Available:** 990 SF**Direct Lease:** 990 SF**Sublease:** 0 SF**Office:** 990 SF**Retail:** 0 SF**Min Divisible:** 990 SF**Max Contiguous:** 990 SF**LAND MEASUREMENTS:****Acres:** 1.10**Frontage:** 143 FT**Depth:** 326 FT**PROPERTY INFORMATION:****Parcel No:** 03-33.0-402-044**County:** St. Clair**Zoning:** B-2**Zoning By:** Fairview Heights**Complex:****Prior Use:** Urgent Care**TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** 27**Surface Type:** Asphalt**Traffic Count:** 25,500**Property Tax:** \$15,609.57**Tax Year:** 2019**STRUCTURAL DATA:****Year Built:** 2008 **Clearance Min:** 9' **Exterior:** Brick**Rehab Year:** **Clearance Max:** 9' **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:** No**Class:** A**Listing Broker(s)**Mike Durbin  
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