

# 3,000 SF OFFICE BUILDING FOR SALE w/ 2,000 SF FOR LEASE

4041 Mississippi Ave., Cahokia Heights, IL 62206

FOR SALE OR  
LEASE



**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

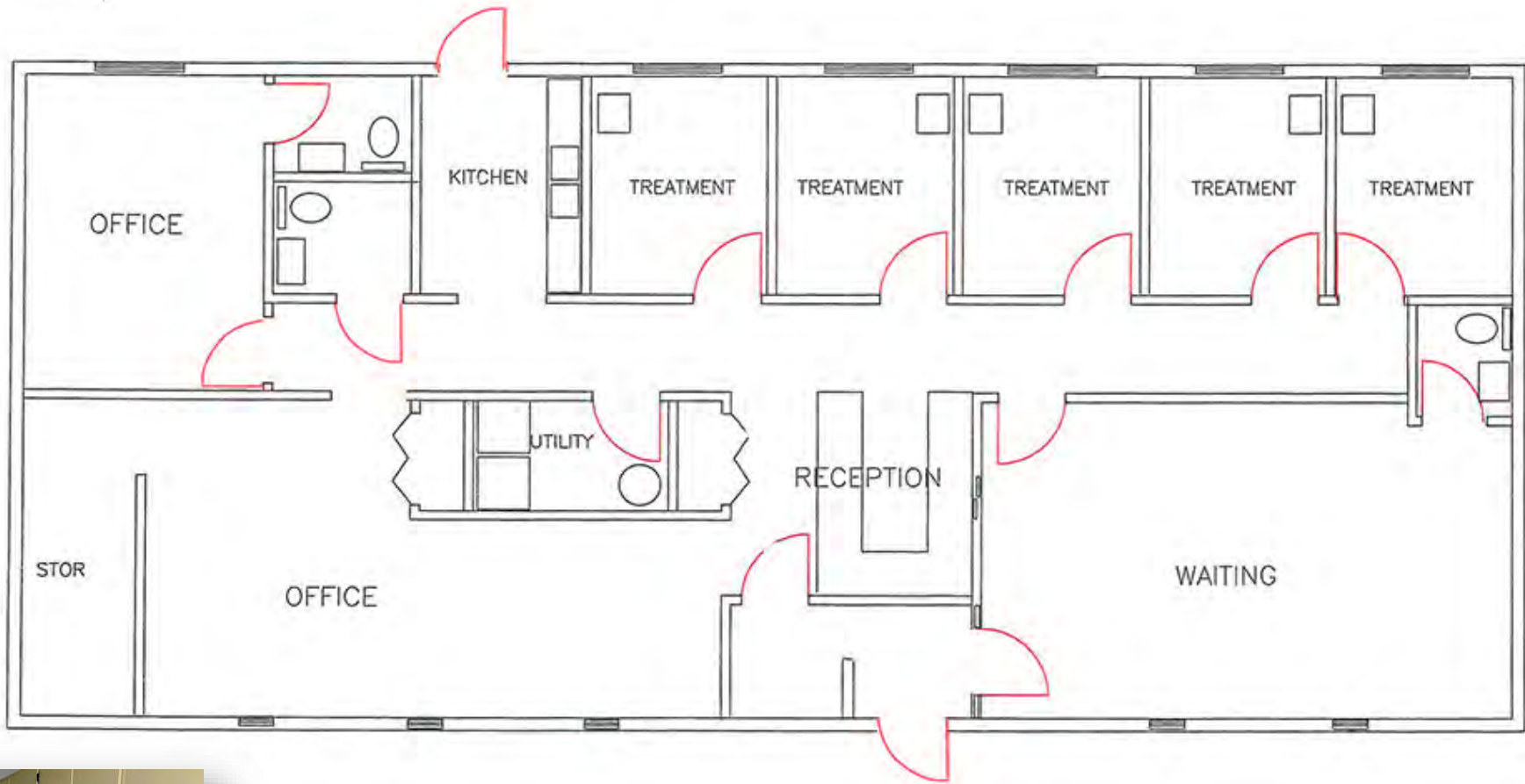


## PROPERTY SUMMARY

- Owner/User Opportunity
- 3,000 SF Office Building for Sale with 2,000 SF for Lease.  
1,000 SF currently leased.
- Building previously had medical tenants
- High Traffic Location with 14,300 ADT

**REDUCED SALE PRICE: \$165,000**  
**LEASE RATE: \$12/SF, Gross**

# 2,000 SF SPACE FOR LEASE - FLOOR PLAN & IMAGES



Listing No: 2638

**Office**4041 Mississippi Ave.  
Cahokia Heights, IL 62206**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$165,000  
 Sale Price/SF: \$55.00  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

For Lease: Yes  
 Lease Rate: \$12.00  
 Lease Type: Gross  
 Net Charges:  
 CAM Charges:  
 Lease Term:

**Leasing Comments:**

2,000 SF suite for lease. Previously used as medical office.

**Comments**

3,000 SF office building on Illinois State Route 3. 14,300 CPD. Building previously had medical tenants, (1) 1,000 SF suite currently leased and (1) 2,000 SF space available for lease.

**Total SF Available: 3,000 SF**  
**Min Divisible SF: 2,000 SF**

**SQUARE FOOT INFO:**

Building Total: 3,000 SF  
 Total Available: 3,000 SF  
 Direct Lease: 2,000 SF  
 Sublease: 0 SF  
 Office: 3,000 SF  
 Retail: 3,000 SF  
 Min Divisible: 2,000 SF  
 Max Contiguous: 3,000 SF

**LAND MEASUREMENTS:**

Acres: 0.99  
 Frontage: 269 FT  
 Depth: 150 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	01-35.0-305-028 & 039	<b>TIF:</b>	No	<b>Parking:</b>	22 spaces
<b>County:</b>	St. Clair	<b>Enterprise Zone:</b>	No	<b>Surface Type:</b>	Asphalt
<b>Zoning:</b>	Commercial	<b>Survey:</b>	No	<b>Traffic Count:</b>	14,300
<b>Zoning By:</b>	Cahokia Heights	<b>Environmental:</b>	No	<b>Property Tax:</b>	\$5,369.00
<b>Complex:</b>		<b>Archaeological:</b>	No	<b>Tax Year:</b>	2021
<b>Prior Use:</b>	Medical				

**STRUCTURAL DATA:**

<b>Year Built:</b>	1982	<b>Clearance Min:</b>	10'	<b>Exterior:</b>	Brick
<b>Rehab Year:</b>		<b>Clearance Max:</b>	10'	<b>Bay Spacing:</b>	
<b>Floors:</b>	1	<b>Floor Drains:</b>		<b>Sprinklers:</b>	No
<b>Class:</b>					

**Listing Broker(s)**

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