FOR SALE

1,680 SF OFFICE SPACE

10326 Lincoln Trail, Fairview Heights, Illinois 62208





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

Matt Barriger C: 618.973.5507 <u>MattB@barbermurphy.com</u>









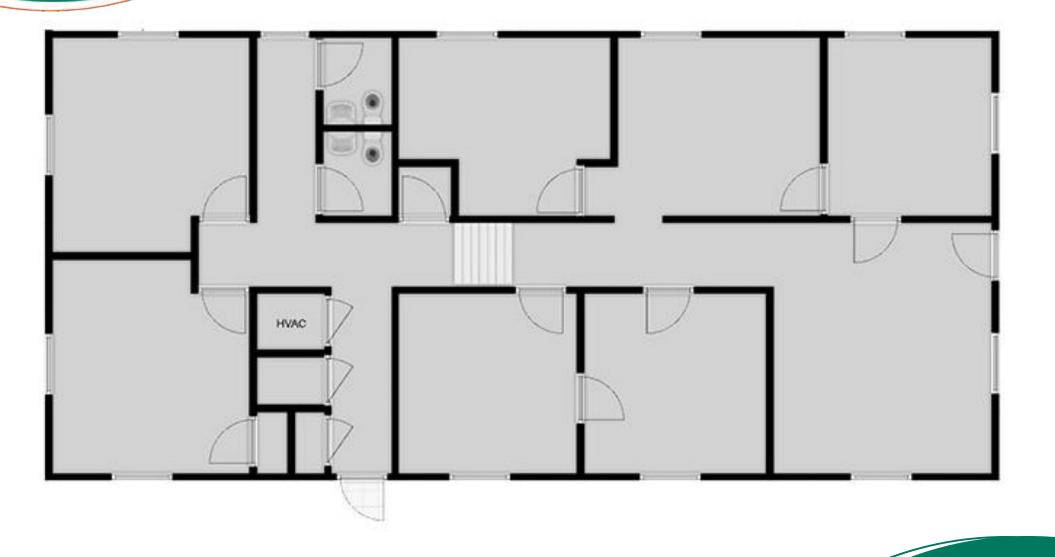
PROPERTY SUMMARY

- All Brick Exterior
- ADA Accessible
- 7 private offices, reception area, and 2 restrooms
- Kitchen on lower level
- Signage marking the 50' of frontage on East/West Lincoln Trail thoroughfare
- Average daily traffic count: 14,800
- Parking for 10

SALE PRICE: \$165,000

BARBERMURPHY

FLOOR PLAN



BARBERMURPHY



Listing No: 2643

Office

10326 Lincoln Trail Fairview Heights, IL 62208

SALE INFORMATION:

 For Sale:
 Yes

 Sale Price:
 \$165,000

 Sale Price/SF:
 \$98.21

CAP Rate: GRM: NOI:

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Type: Net Charges: CAM Charges:

Lease Term:

Leasing Comments:

Total SF Available: 1,680 SF Min Divisible SF: 1,680 SF

SQUARE FOOT INFO:

Building Total: 1,680 SF 1.680 SF **Total Available: Direct Lease:** 1,680 SF 0 SF Sublease: 1.680 SF Office: 0 SF Retail: Min Divisible: 1,680 SF **Max Contiguous:** 1,680 SF

LAND MEASUREMENTS:

 Acres:
 0.23

 Frontage:
 50 FT

 Depth:
 210 FT



PROPERTY INFORMATION:

03-28.0-300-007 Parcel No: TIF: No Parking: County: St. Clair **Enterprise Zone:** No **Surface Type:** B-3 No Survey: **Traffic Count:** Zoning: **Zoning By:** Fairview Heights

Complex:

Prior Use: Law Office

 Survey:
 No
 Traffic Count:
 14,800

 Environmental:
 No
 Property Tax:
 \$4,825.40

 Archaeological:
 No
 Tax Year:
 2021

10

Asphalt

STRUCTURAL DATA:

Year Built: 1940 8' **Brick** Clearance Min: **Exterior:** 8' N/A Rehab Year: Clearance Max: **Bay Spacing:** Floors: 2 Floor Drains: Sump Pump Sprinklers: No

Class:

Listing Broker(s)

Matt Barriger Office: (618) 277-4400 mattb@barbermurphy.com Cell: (618) 973-5507

Comments

Professional office space located on East/West thoroughfare, Lincoln Trail. Minutes from Interstate 64, big box retail and St. Clair Square Mall. 7 private offices, reception, 2 restrooms, closet/storage space and lower level with kitchen. Roof in 2012 and updated HVAC in 2021.

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 orother conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.