

FOR SALE

1,680 SF OFFICE SPACE

10326 Lincoln Trail, Fairview Heights, Illinois 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

- 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

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FLOOR PLAN



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:

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

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

SQUARE FOOT INFO:

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

LAND MEASUREMENTS:

Acres: 0.23
Frontage: 50 FT
Depth: 210 FT

PROPERTY INFORMATION:

Parcel No: 03-28.0-300-007	TIF: No	Parking: 10
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-3	Survey: No	Traffic Count: 14,800
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$4,825.40
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Law Office		



STRUCTURAL DATA:

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

Listing Broker(s)

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