

6,504 SF OFFICE BUILDING FOR SALE/LEASE

8710-8712-8718 State Street, East St. Louis, IL 62203



- 6,504 SF Office Building for Sale
- (2) Suites for Lease - 3,252 SF each
 - May divide for Lease
- 30 Parking Spaces

REDUCED SALE PRICE: \$95,000
LEASE RATE: \$8.00/SF, NET

BARBERMURPHY

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Listing No: 2677

Office

Retail

8710-8712-8718 State Street
East St. Louis, IL 62203**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$95,000
 Sale Price/SF: \$14.61
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$8.00
 Lease Type: NET
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Two office units, each approximately 3,252 SF with separate restrooms and HVAC, telephone and electric.

Comments

Prior use Medical and Office with two separate office suites. May divide for Lease.

Total SF Available: 6,504 SF
Min Divisible SF: 3,252 SF

SQUARE FOOT INFO:

Building Total: 6,504 SF
 Total Available: 6,504 SF
 Direct Lease: 6,504 SF
 Sublease: 0 SF
 Office: 6,504 SF
 Retail: 6,504 SF
 Min Divisible: 3,252 SF
 Max Contiguous: 6,504 SF

LAND MEASUREMENTS:

Acres: 0.55
 Frontage: 133 FT
 Depth: 190-140 FT

PROPERTY INFORMATION:

Parcel No:	02-26.0-422-034/003	TIF:	Yes	Parking:	30
County:	St. Clair	Enterprise Zone:	Yes	Surface Type:	Asphalt
Zoning:	Business	Survey:	No	Traffic Count:	
Zoning By:	East St. Louis	Environmental:	No	Property Tax:	\$2,436.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Medical/Office				

**STRUCTURAL DATA:**

Year Built:	1950	Clearance Min:	8'	Exterior:	Brick/Stucco
Rehab Year:	2000	Clearance Max:		Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	No
Class:					

Listing Broker(s)

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