

1,918 SF OFFICE BUILDING

217 West Washington, Millstadt, Illinois 62260

FOR SALE & 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



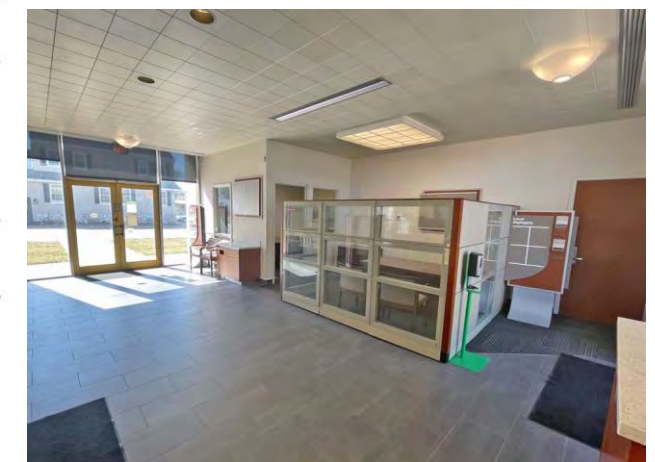
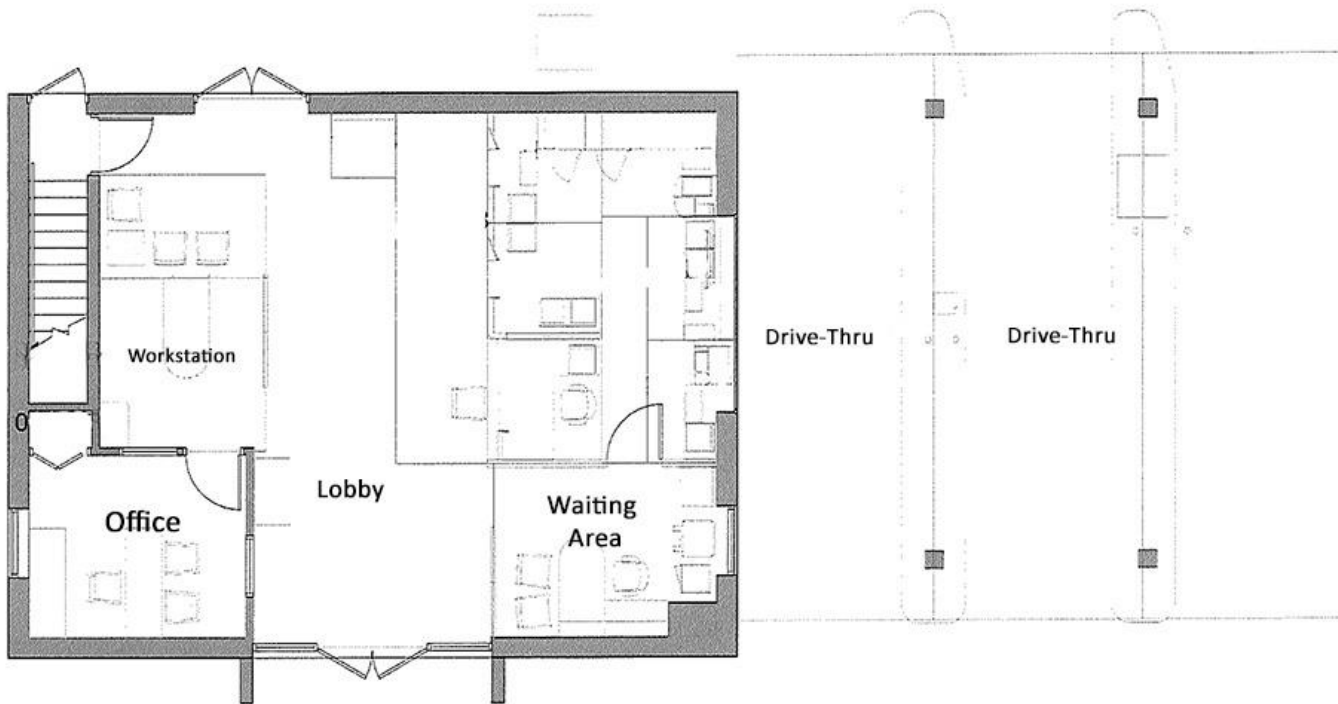
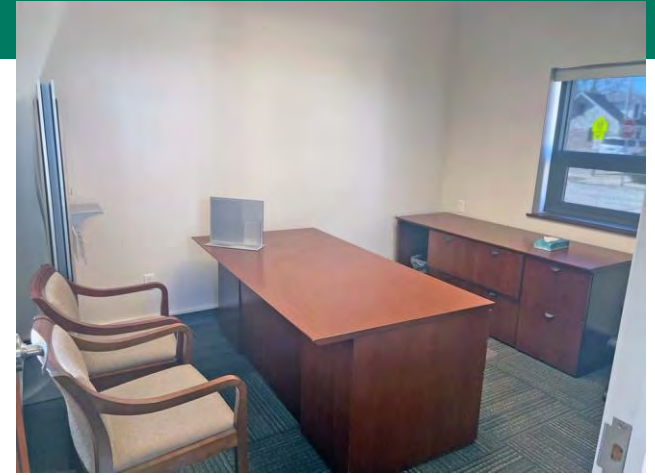
PROPERTY SUMMARY

- 1,918 SF Office space with basement
- Kitchenette
- 1 private office and 2 work station areas
- Large bullpen area
- Drive-up window

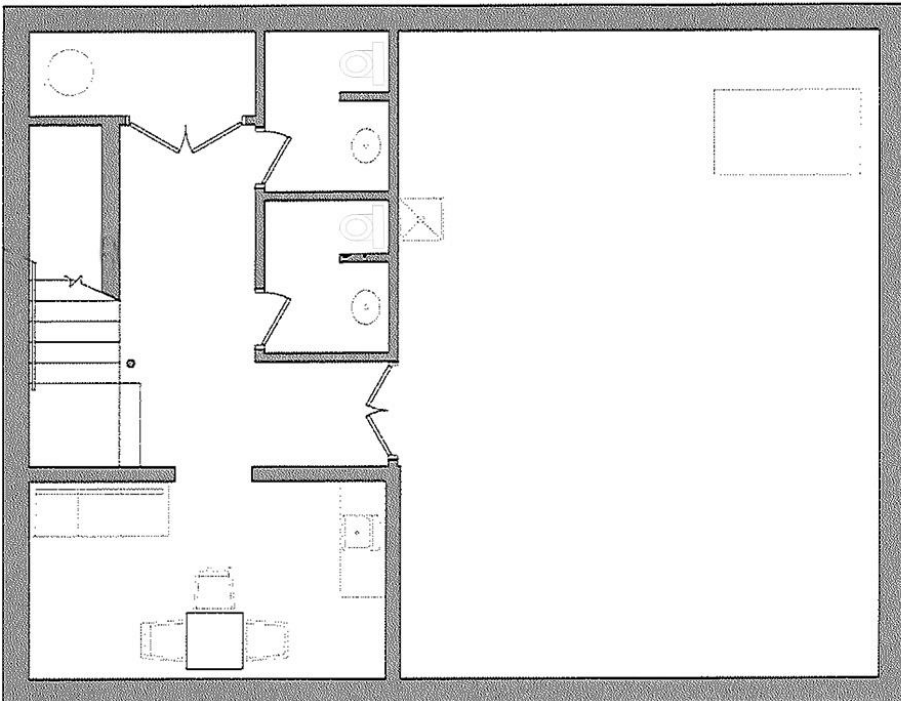
Lease Rate: \$3,000/SF, NNN
Sale Price: \$239,000

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MAIN LEVEL



LOWER LEVEL



Listing No: 2679

Office

Office

217 W. Washington
Millstadt, IL 62260

SALE INFORMATION:

For Sale: \$239,000

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$3,000/Month

Lease Type: NNN

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

1,918 SF (including basement). Former bank building. Excellent office opportunity. Main floor open area with 1 office, and drive up windows. Full basement with kitchenette, 2 Restrooms and storage. Located on the main thoroughfare of the village.

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Total SF Available: 1,918 SF

Min Divisible SF: 1,918 SF

SQUARE FOOT INFO:

Building Total: 1,918 SF

Total Available: 1,918 SF

Direct Lease: 1,918 SF

Sublease: 0 SF

Office: 1,918 SF

Retail: 1,918 SF

Min Divisible: 1,918 SF

Max Contiguous: 1,918 SF

LAND MEASUREMENTS:

Acres: 0.27

Frontage: 100 FT

Depth: 118 FT

PROPERTY INFORMATION:

Parcel No: 12-09.0-218-007

County: St. Clair

Zoning: B-2

Zoning By: Millstadt

Complex:

Prior Use: Bank

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

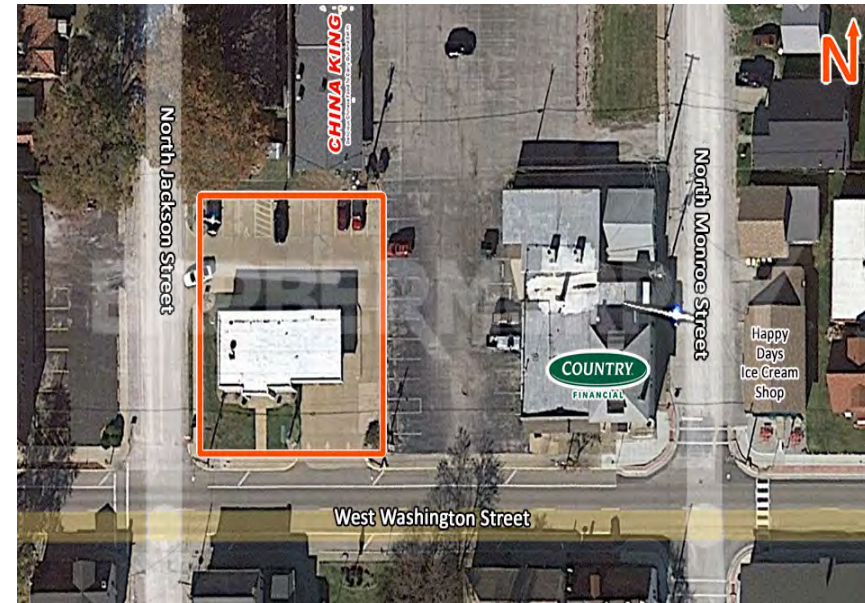
Parking: 10

Surface Type: concrete

Traffic Count: 8,900

Property Tax: \$5,746.00

Tax Year: 2023



STRUCTURAL DATA:

Year Built: 1978 **Clearance Min:** 8' **Exterior:** brick

Rehab Year: 2018 **Clearance Max:** 10' **Bay Spacing:**

Floors: 1 **Floor Drains:** **Sprinklers:** No

Class:

Listing Broker(s)

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