

**FOR SALE
& LEASE**

3,000 SF OFFICE BUILDING

3214 NORTH ILLINOIS ST., SWANSEA, IL 62226



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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

PROPERTY PHOTOS

3214 North Illinois Street | Swansea, IL 62226



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AREA MAP & LOCATION OVERVIEW

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LOCATION OVERVIEW

Excellent high visibility location with monument signage on highway 159 where traffic reaches over 16,900 cars on a daily basis.

OFFICE/RETAIL PROPERTY INFO

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SQUARE FOOT INFO

Building SF:	3,000
Direct Lease:	3,000
Office SF:	3,000
Min Divisible:	3,000
Max Contiguous:	3,000

PROPERTY INFO

APN:	08-09.0-205-010
County:	IL - St. Clair
Zoning:	PB
Property Taxes:	6,367
Prior Use:	Medical Office
Parking:	25
Traffic Count:	16,900

STRUCTURAL DATA

Year Built:	1957
Floors:	2
Construction Type:	Brick
Min-Max Clearance:	7'-8'

LAND MEASUREMENTS

Lot Size:	0.54 Acres
Dimensions:	103'-230'



SALE/LEASE INFO

Price:	\$299,500
Price / SF:	\$ 99.83
Lease Rate:	\$15.00 / SF
Lease Type:	Gross

Property Overview

3,000 SF medical/office building including finished walkout basement. Potential for apartment use or professional use.

Main level features a reception area/waiting room, 4 exam rooms, 2 offices and elevated deck. The deck overlooks the additional parking in rear and heavily wooded .55 acre lot. The walk out basement features a kitchen, large sitting/break area, bathroom with a shower, and large room (currently used for storage although large enough for a bedroom).