

FOR SALE -AND- LEASE

3214 N Illinois St.,
Swansea, IL 62226

SALE PRICE REDUCED



3,000 SF OFFICE BUILDING WITH FINISHED BASEMENT RESIDENCE

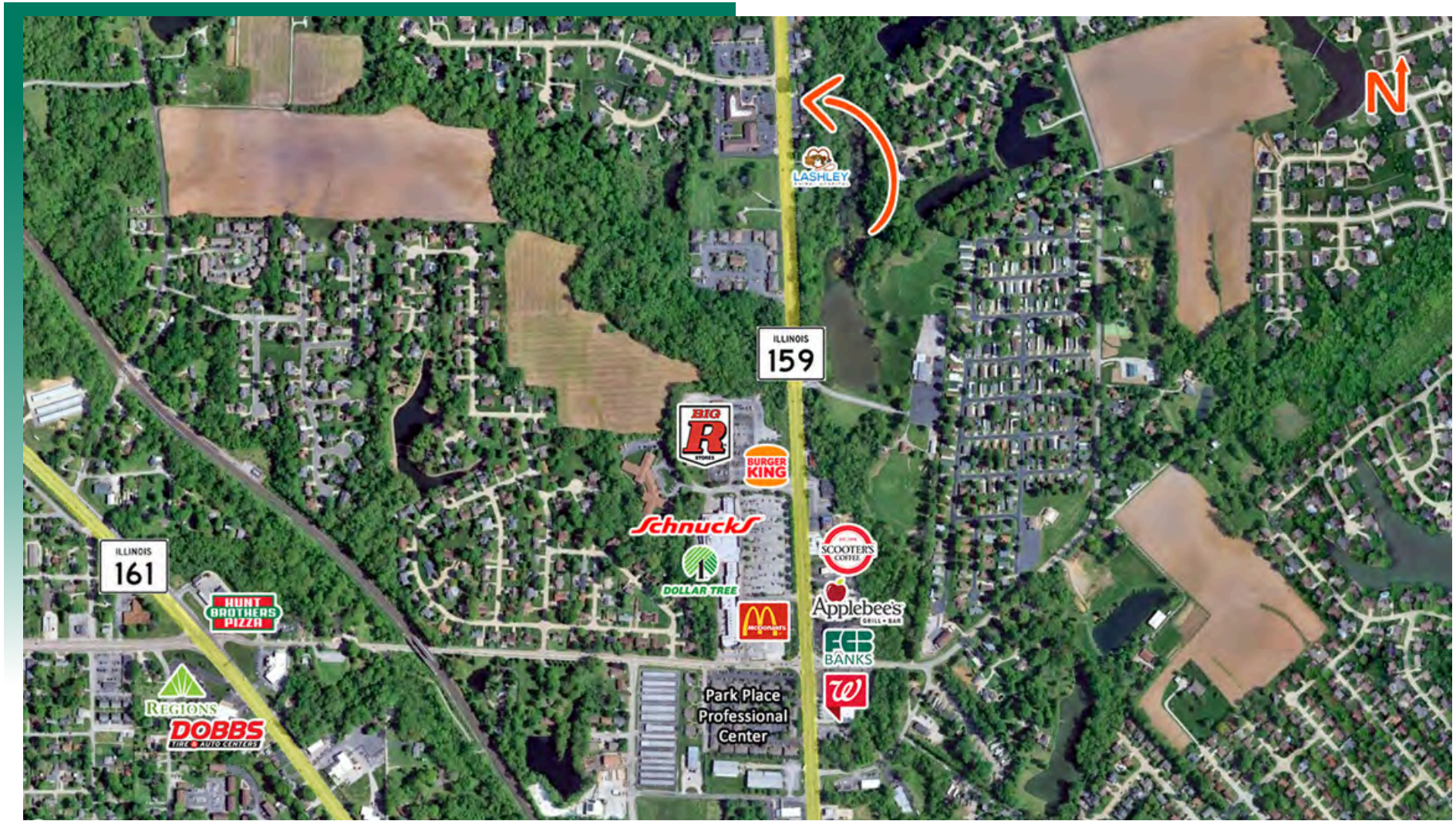
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AREA MAP

3214 North Illinois St., Swansea, IL 62226



LOCATION OVERVIEW

Excellent high-visibility location along Highway 159 featuring prominent monument signage and exposure to more than 16,900 vehicles per day.

PROPERTY PHOTOS & INFORMATION

3214 North Illinois St., Swansea, IL 62226



Signage: Provides high-visibility, permanent branding along a high-traffic corridor, enhancing business exposure and long-term marketing value.



Parking: Ample parking available in the rear to accommodate both staff and clientele without crowding the street frontage.

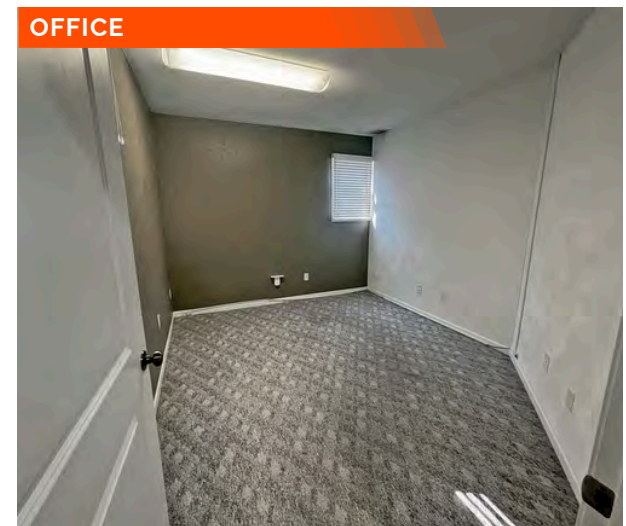
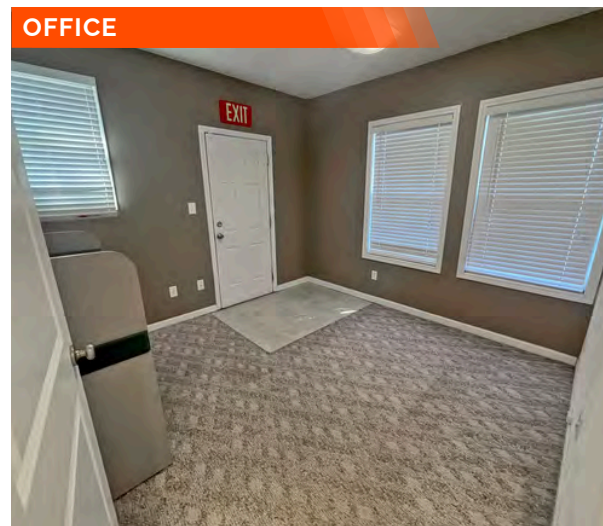


Acreage: 0.55 acres of lush, mature timber providing a "park-like" atmosphere in a professional setting.

SALE PRICE: \$249,000 | LEASE RATE: \$15.00/SF, Gross

PROPERTY PHOTOS - MAIN LEVEL

3214 North Illinois St., Swansea, IL 62226



Office Space:

Features 6 private offices or 4 dedicated exam rooms and 2 private offices, providing generous space for professionals and administrative staff.

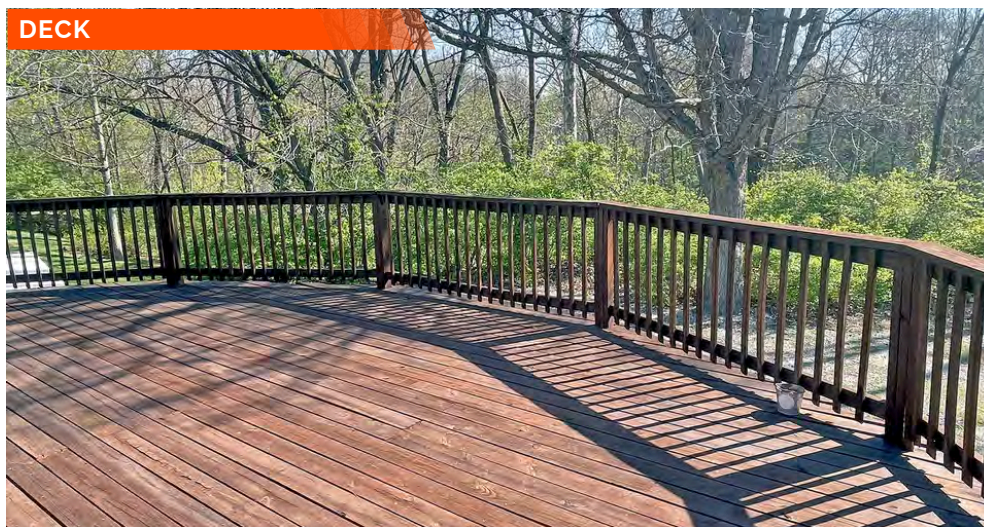
PROPERTY PHOTOS - MAIN LEVEL

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Reception & Waiting Area:

A welcoming entrance designed to accommodate clients comfortably.

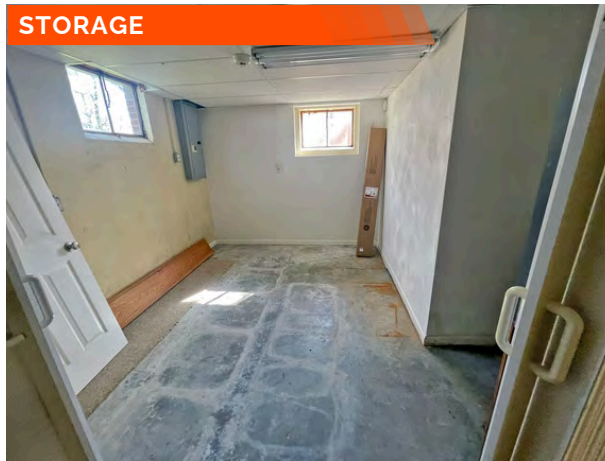


Outdoor Living:

An elevated deck extends the workspace outdoors, offering peaceful views of the heavily wooded lot and the rear parking area.

PROPERTY PHOTOS - LOWER LEVEL

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The walk-out basement features a private entrance, offering complete autonomy from the main-level operations.

Living & Dining: Fully equipped kitchen and a sitting/break area, perfect for a residential lounge or a comprehensive employee hub.

Full Amenities: A bathroom equipped with a walk-in shower.

Versatile Large Room: Currently utilized for storage, this expansive space is easily convertible into a large bedroom or a secondary conference room.

OFFICE/RETAIL PROPERTY SUMMARY

3214 N ILLINOIS ST

LISTING # 2680

LOCATION DETAILS:

Parcel #: 08-09.0-205-010

County: IL - St. Clair

Zoning: PB



PROPERTY OVERVIEW:

Building SF: 3,000

Min Divisible SF: 3,000

Max Contig SF: 3,000

Office SF: 3,000

Signage: Monument

Lot Size: 0.55 Acres

Frontage: 103'

Depth: 230'

Parking Spaces: 25

STRUCTURAL DATA:

Year Built: 1957

Ceilings: 7' - 8'

Construction Type: Brick

SALE/LEASE INFORMATION:

Sale Price: \$249,000

Price / SF: \$83.00

Lease Rate: \$15.00/SF

Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$6,367.00

Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 16,900

PROPERTY DESCRIPTION:

3,000 SF office building with finished living quarters with a private entrance from a walkout basement. High-traffic flagship with residential flexibility. Stop paying for billboards and start owning one with excellent signage included on Hwy 159. This 3,000 SF brick professional building on Hwy 159 (16,900 VPD) offers a rare combination of high visibility commercial space and a private walk-out lower level equipped with a kitchen bath and shower. Whether you're looking for a live-work set-up, a multi-tenant investment or a high exposure head quarters, this 0.55 acre site with 25 parking spaces is the most versatile value in Swansea, IL.

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