

FOR SALE

2127 Lebanon Ave,
Shiloh, IL 62221



2,500 SF Building and Business on 1.15 Acres

BARBERMURPHY

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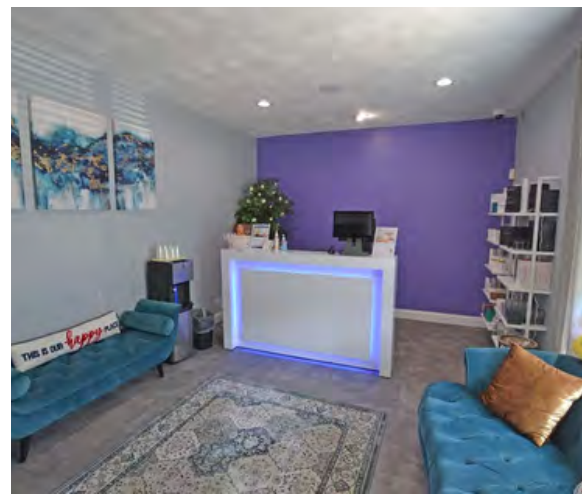
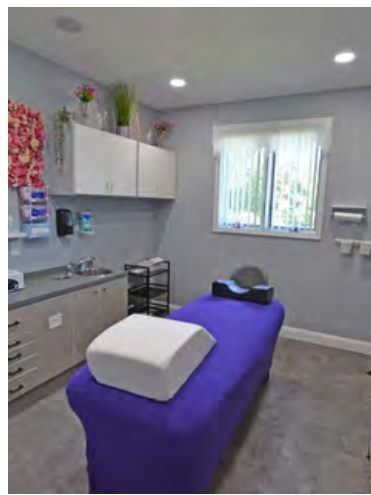
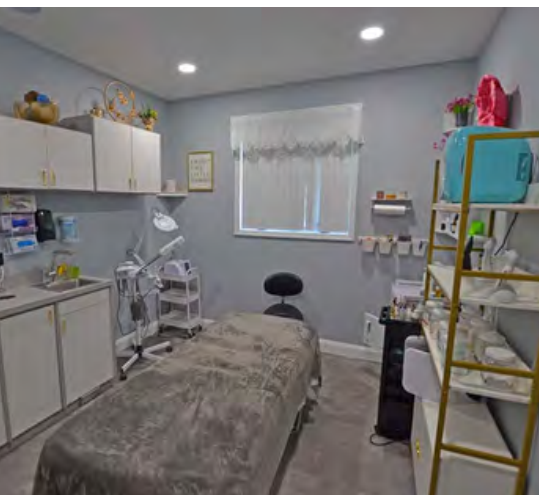
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



2,500 SF Office/Retail

2,500 SF Professional brick building fully renovated in 2022.

This multi-use building is currently a spa. Building and business are for sale with all equipment included. It is equipped with heating and cooling systems throughout the building, ensuring a comfortable environment year-round. It includes an open reception area, 8 spa rooms with water, breakroom and storage area. The newly finished walkout basement features a ADA half bath, breakroom, washer and dryer hookup and 8' ceilings. The property also has an aeration system.



PROPERTY HIGHLIGHTS



21
Parking Spaces



Brick
Exterior



Breakroom



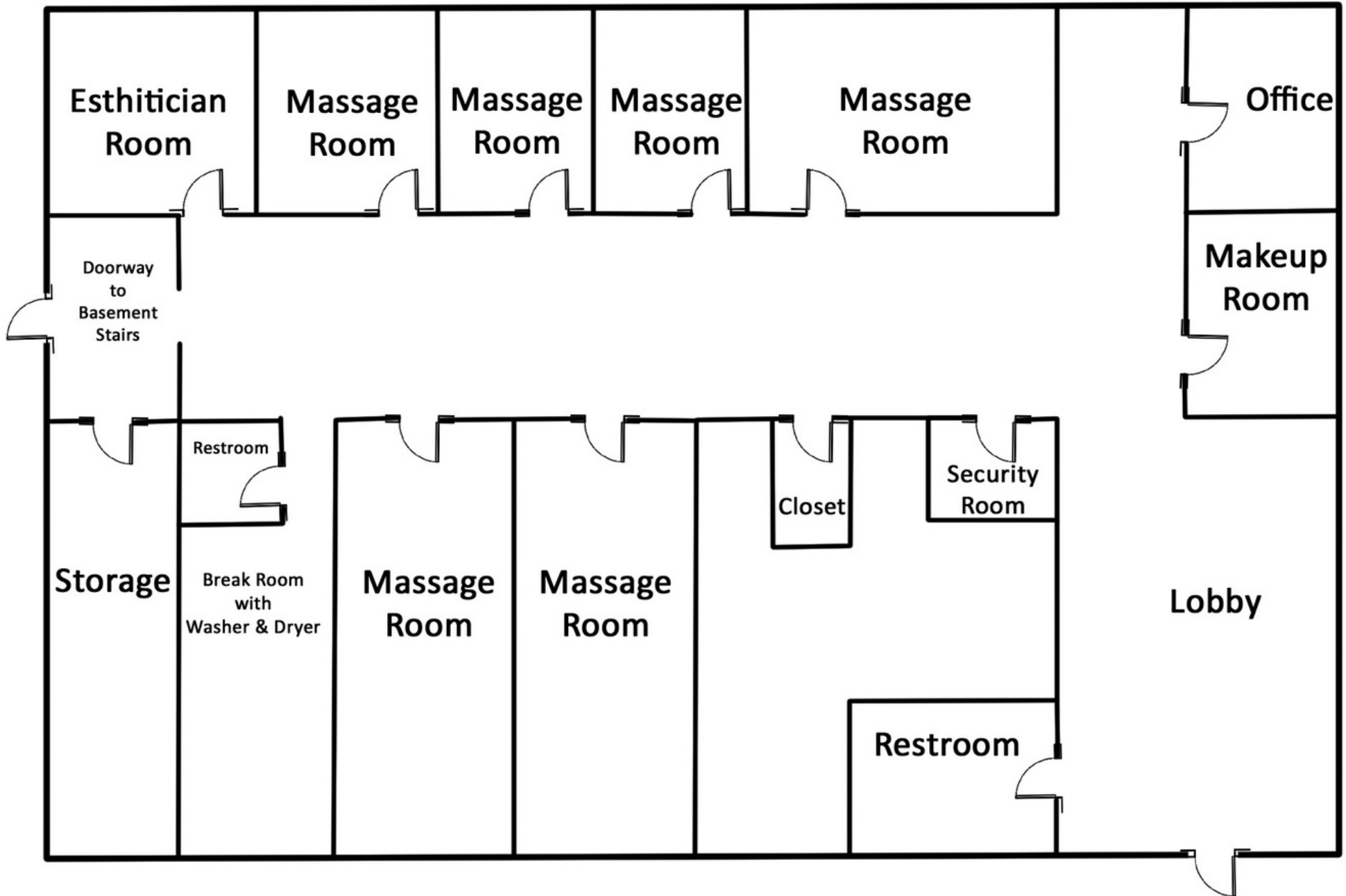
(8) Spa Rooms



Reception
Area

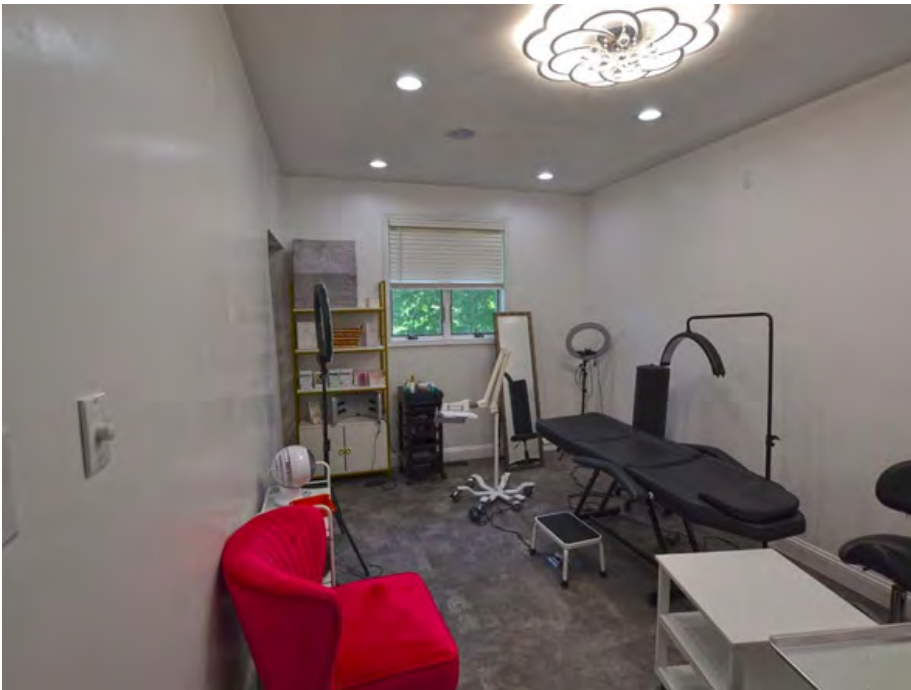
FLOOR PLAN

2127 LEBANON AVENUE, SHILOH, IL 62221



INTERIOR PHOTOS

2127 LEBANON AVENUE, SHILOH, IL 62221

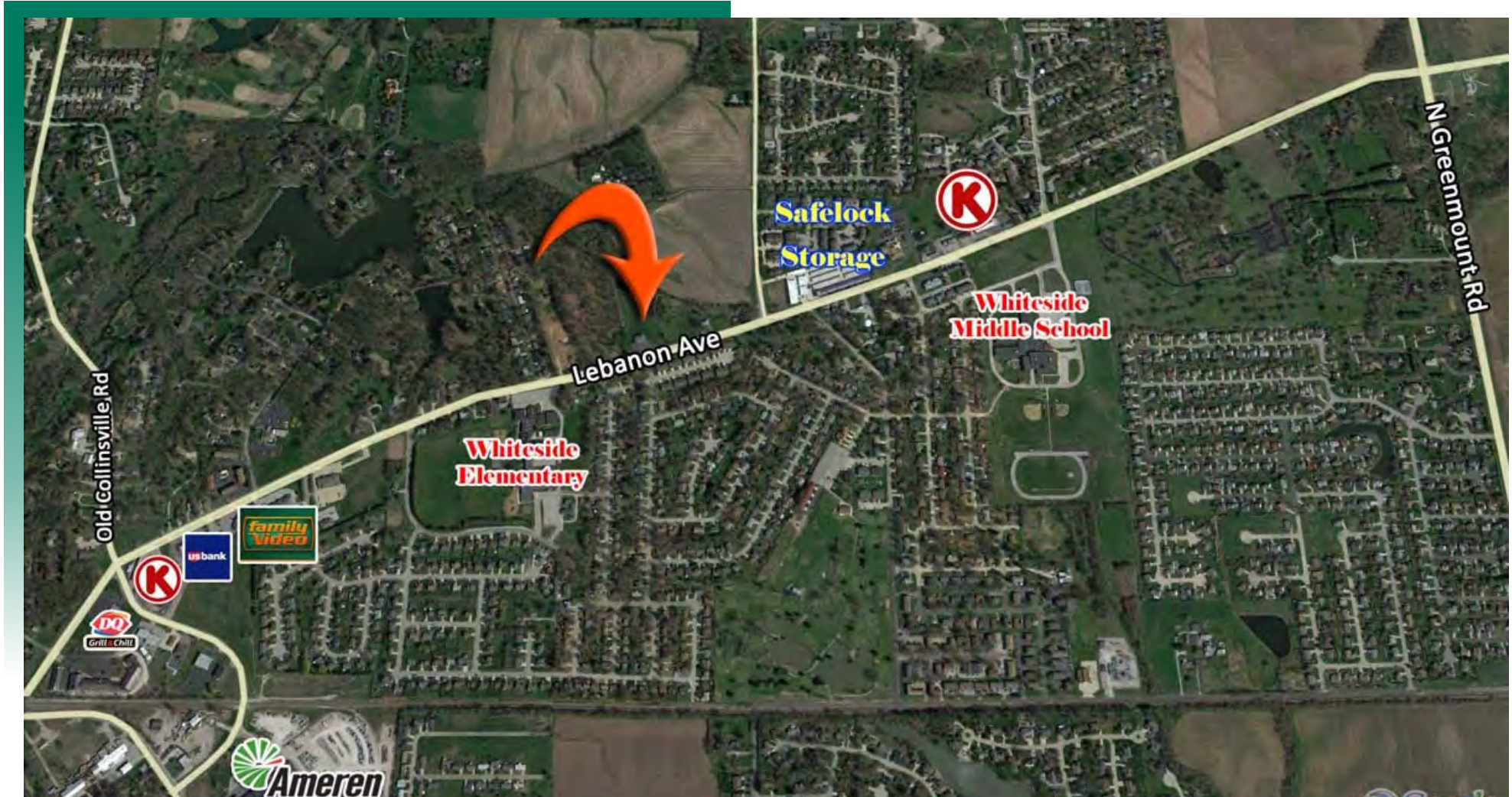


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AREA MAP


2127 LEBANON AVENUE, SHILOH, IL 62221



LOCATION OVERVIEW

The 2,500 SF building & business is strategically situated in Shiloh, IL, just off Lebanon Avenue, averaging 14,300 cars per day. Located within immediate proximity of Ameren IL and Whiteside elementary and middle schools. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.


Building
and
Monument
Signage


Interstate
64
(5 Miles)


EXIT
Exit # 19A


MidAmerica
Airport
(8 Miles)

OFFICE/RETAIL PROPERTY SUMMARY

2127 LEBANON AVENUE, SHILOH, IL 62221

LISTING # 2800

SQUARE FOOT INFO

Building S	2,500
Office SF:	2,500
Retail SF:	2,500
Min Divisible:	2,500
Max Contiguous:	4,600

PROPERTY INFO

APN:	08-11.0-400-022
County:	IL - St. Clair
Zoning:	B-3 - Village of Shiloh
Property Taxes:	\$8,394
Prior Use:	Spa/Medical
Parking:	Asphalt
Traffic Count:	14,300

STRUCTURAL DATA

Year Built:	1996
Rehab Year:	2022
Floors:	1
Signage:	Building, Monument
Construction Type:	Brick
Min-Max Clearance:	10'

LAND MEASUREMENTS

Lot Size:	1.15 Acres
Dimensions:	220' x 220'



SALE INFO

Price:	\$550,000
Price / SF:	\$220.00

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