

**FOR SALE
-AND-
LEASE**

**1011 North 8th St.
Vandalia, IL 62471**



1,600 SF OFFICE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com



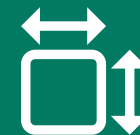
AREA MAP

1011 N 8th St., Vandalia, IL 62471



LOCATION OVERVIEW

Located near the corner of N. 8th St. and Fillmore Ave. Situated less than 1 mile off I-70 (Exit 63).



Frontage: 81'
Depth: 150'



I-70



Exit 63

PROPERTY PHOTOS

1011 N 8th St., Vandalia, IL 62471

INTERIOR PHOTO



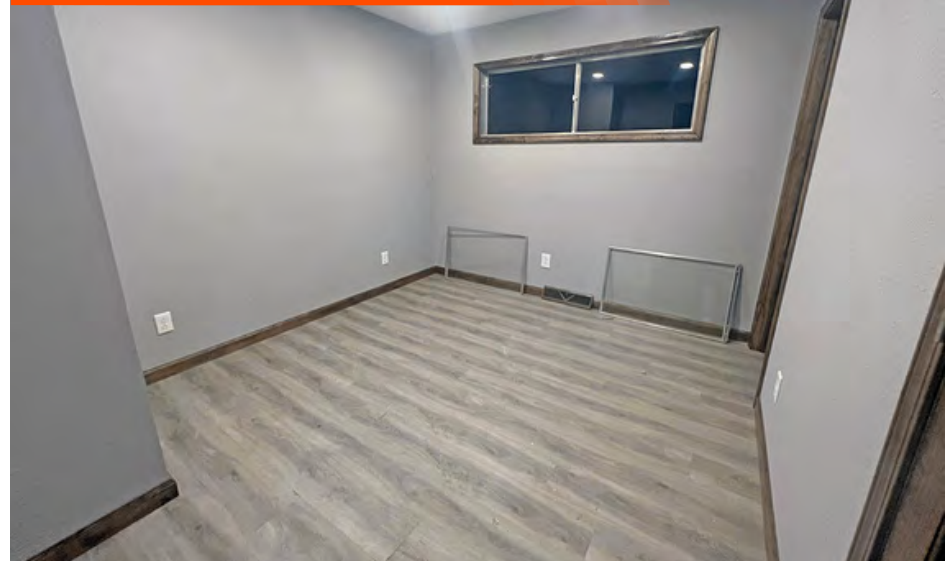
INTERIOR PHOTO



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INTERIOR PHOTO



OFFICE PROPERTY SUMMARY

#2821

1011 N 8th St., Vandalia, IL 62471

SALE INFORMATION:

For Sale: Yes
Sale Price: \$250,000
Sale Price/SF: \$156.25

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$1,500/Month
Lease Type: Gross

SQUARE FOOT INFO:

Building Total: 1,600 SF
Total Available: 1,600 SF
Direct Lease: 1,600 SF
Sublease: 0 SF
Office: 1,600 SF
Min Divisible: 1,600 SF
Max Divisible: 1,600 SF

LAND MEASUREMENTS:

Acres: 0.27 AC
Frontage: 81 FT
Depth: 150 FT

PROPERTY INFORMATION:

Parcel No: 18-14-09-352-011
County: Fayette
Zoning: Medical
Prior Use: Medical Office
Parking: 10
Property Tax: \$3,688.86



STRUCTURAL DATA:

Year Built: 1970
Rehab Year: 2023
Clearance Max: 12'
Roof: Shingle
Exterior: Brick
Floors: 1
Signage: Yes

TRANSPORTATION:

Interstate: I-70 (Exit 63)
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Well Maintained: Concrete parking lot upgrade-2023, updated Flooring & Carpet-2023, & updated HVAC-2023. 1,600 SF Former Dentist Office. (1) Private office with (1) Restroom. Zoned Medical



Cole Hensel
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Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com