

**FOR SALE  
-AND-  
LEASE**

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



**1,600 SF OFFICE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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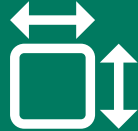
# AREA MAP

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



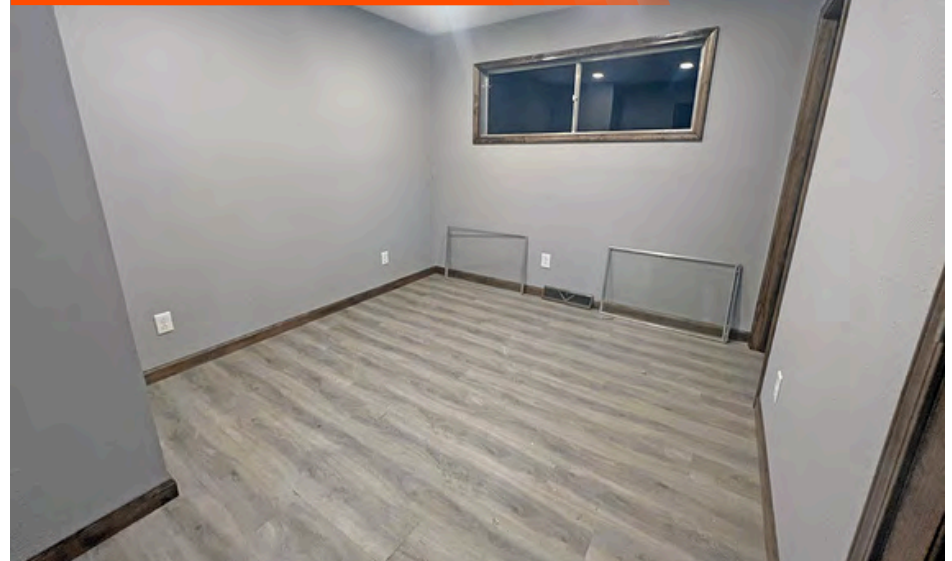
INTERIOR PHOTO



INTERIOR PHOTO



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

