

FOR SALE

2810 Frank Scott
Parkway West,
Suite 828,
Belleville, IL 62223



**2,420 SF FORMER MEDICAL OFFICE
with full lower level**

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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Reception & Waiting Area

A spacious reception area is located at the Main Entrance. Situated at the primary entrance from the shared parking lot, this property exhibits a large reception and waiting area.

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Located in Copper Bend Centre office park

The primary floor, spanning across 2,160 square feet, encompasses a large waiting room and reception desk. Beyond the reception door, the office area is divided into four examination rooms, a nurses station, a lab station, and two 12' x 12' offices. Accessible via a stairwell located on the east end of the building, the lower level comprises a 16' x 16' breakroom, kitchenette, and single bathroom. The remaining space in the lower level is an unfinished storage area equipped with file shelving. Furthermore, the property's mechanicals have been recently updated, and the building has received a fresh coat of paint and a new roof in 2020.



PROPERTY HIGHLIGHTS



Brick
Exterior



7
Offices



Signage



Shared Front
& Rear Parking lot



Breakroom



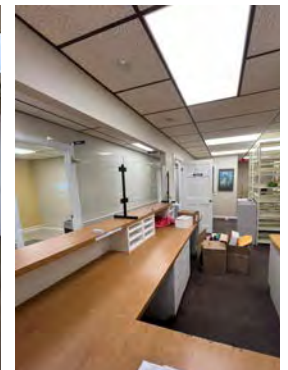
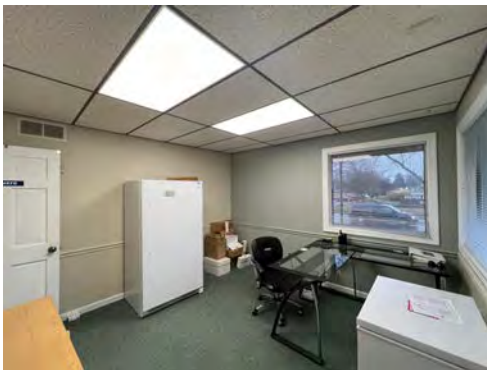
Kitchenette



Reception
Area

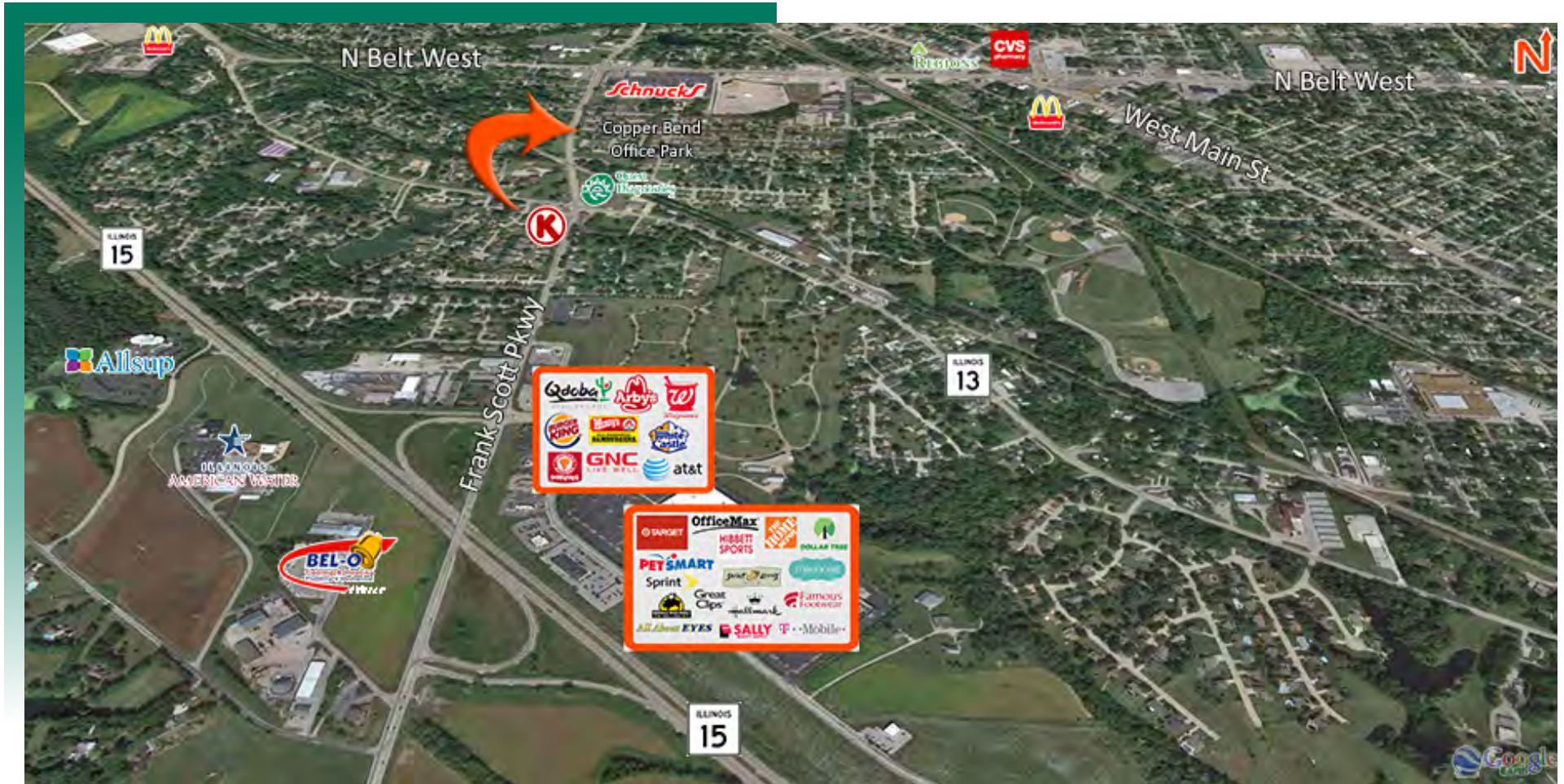
FLOOR PLAN

2810 FRANK SCOTT PARKWAY WEST, SUITE 828, BELLEVILLE, IL 62223



AREA MAP

2810 FRANK SCOTT PARKWAY WEST, SUITE 828, BELLEVILLE, IL 62223



LOCATION OVERVIEW

The office building is located in the high traffic Copper Bend Centre office park fronting Frank Scott Parkway. The former pediatric clinic is less than 1 mile from IL Route 15 and surrounded by many area amenities.



Frontage: 100'
Depth: 120'



IL ROUTE
15



STL Airport
25 miles



Frank Scott
Parkway

OFFICE PROPERTY SUMMARY

2810 FRANK SCOTT PARKWAY WEST, SUITE 828, BELLEVILLE, IL 62223

#2860

SALE INFORMATION:

For Sale: YES
Sale Price: \$189,000
Sale Price/SF: \$42.75/SF
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: NO
Lease Rate:
Lease Type:
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 4,320 SF
Total Available: 4,320 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: SF
Min Divisible: 4,320 SF
Max Divisible: 4,320 SF

LAND MEASUREMENTS:

Acres: 0.05 AC
Frontage: 100 FT
Depth: 120 FT

PROPERTY INFORMATION:

Parcel No: 07-13.0-208-015
County: St. Clair
Zoning: B-1
Prior Use: Pediatric Clinic
Complex: Copper Bend Centre
Parking: Shared Parking
Traffic Count: 13,000
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax: \$6,117.94
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1982
Rehab Year: 2011
Building Class:
Clearance Min: 8'
Clearance Max: 8'
Roof: Replaced in 2020
Exterior: Brick
Floors: 2
Signage: Building



TRANSPORTATION:

Interstate:
Rail: NA
Barge: NA
Airport:

COMMENTS:



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