

FOR SALE
6,200 SF
MEDICAL OFFICE

12 Professional Park Dr.
Maryville, IL 62062



REDUCED SALE PRICE: \$1,400,000

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

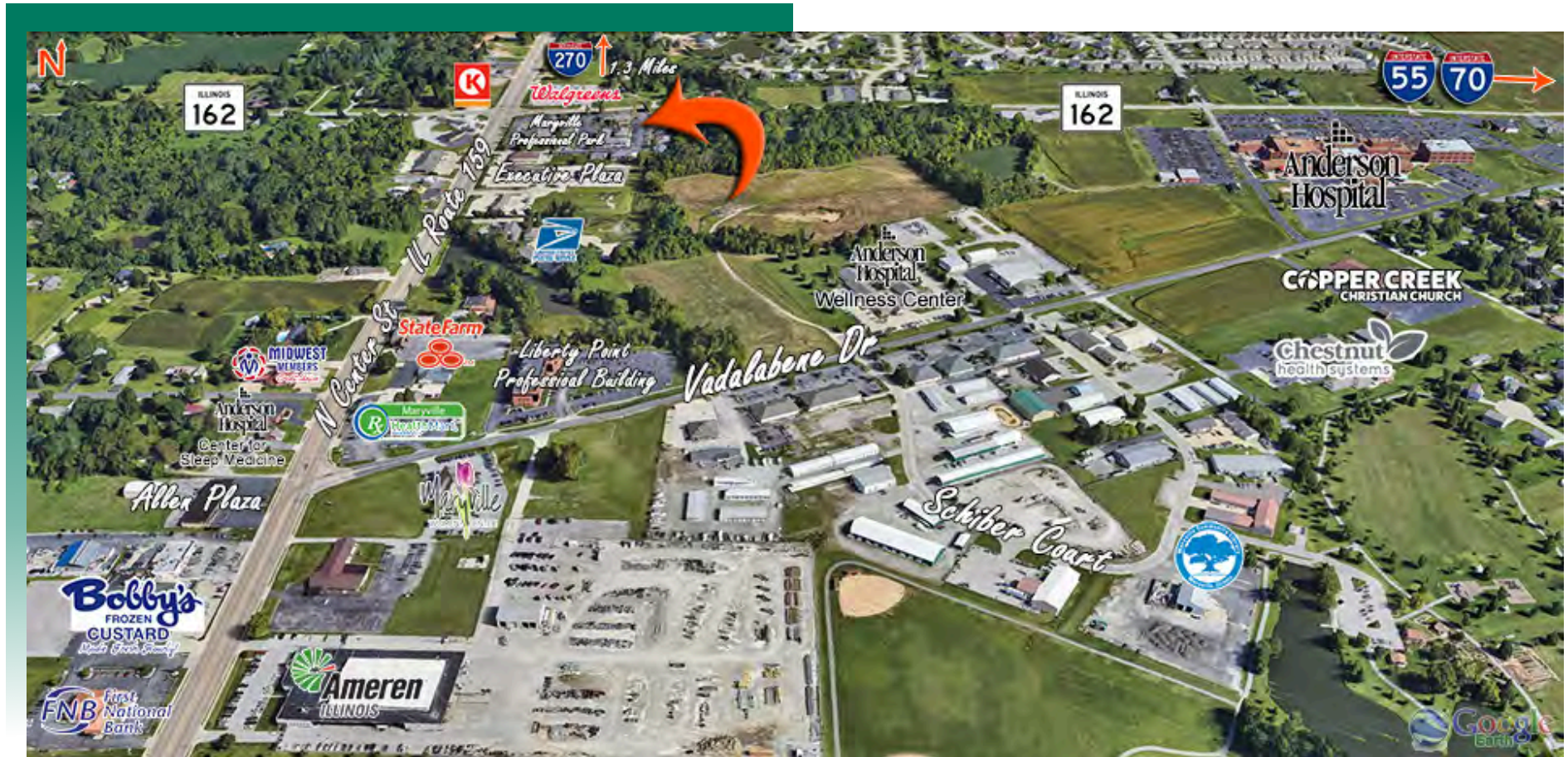
Carter Marteeny - CCIM
Broker Associate
Cell: (618) 304-3917
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

12 Professional Park Dr. Maryville, IL 62062



LOCATION OVERVIEW

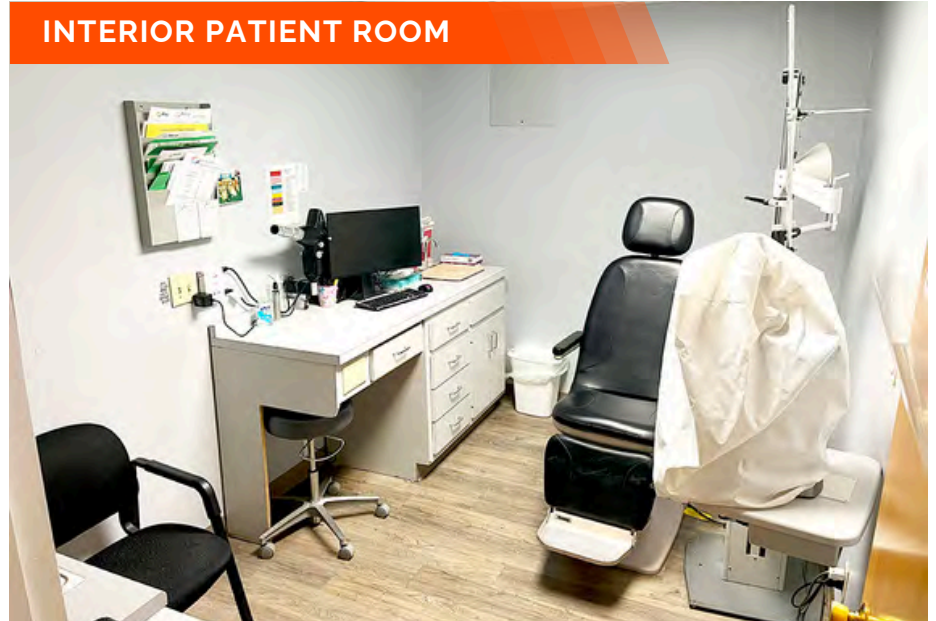
Excellent Interstate access to I-270 and I-55/70. Office building is located in the Maryville Office Park and in close proximity to Anderson Hospital. Adjacent lot included for additional parking.

PROPERTY PHOTOS

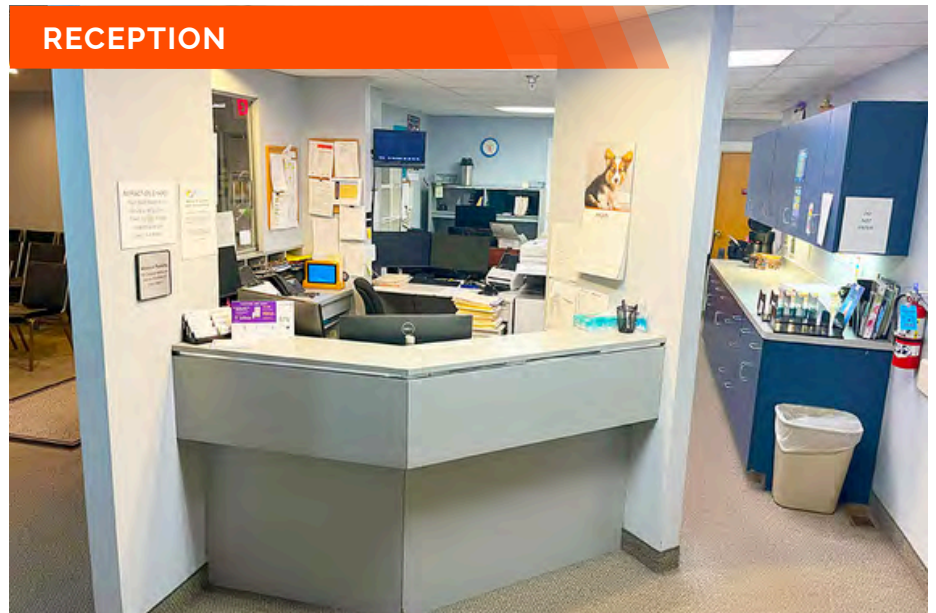
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BREAK ROOM



INTERIOR PATIENT ROOM



RECEPTION

PROPERTY PHOTOS

12 Professional Park Dr. Maryville, IL 62062

WAITING AREA



PATIENT ROOM



OPERATING ROOM



PATIENT ROOM 2



OFFICE PROPERTY SUMMARY

12 Professional Park Dr. Maryville, IL 62062

#2868

SALE INFORMATION:

For Sale: YES
Sale Price: \$1,400,000
Sale Price/SF: \$225.77

SQUARE FOOT INFO:

Building Total: 6,201 SF
Total Available: 6,201 SF
Direct Lease: 0 SF
Max Divisible: 6,201 SF

LAND MEASUREMENTS:

Acres: 0.48 AC

TRANSPORTATION:

Interstate: I-270 & I-55/70

UTILITY INFO:

Electric Provider: Ameren Illinois
Location: On Site
Gas Provider: Ameren Illinois
Location: On Site
Sewer Provider: City Served
Location: On Site
Water Provider: City Served
Location: On Site



PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-401-021
County: Madison
Zoning: B-2
Complex: Maryville Office Park
Parking: 55
Parking Type: Covered, Asphalt
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO

STRUCTURAL DATA:

Year Built: 1985
Rehab Year: 2006
Building Class: B
Floors: 1

COMMENTS:

Fully occupied with reputable tenants.
Optical surgery center licensed and approved by state with certificate of need in place.

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