

FOR SALE
-OR-
LEASE

2417 Lebanon Avenue,
Shiloh, IL 62221

408 SF

4,080 SF

5,440 SF OFFICE/RETAIL CENTER FOR SALE WITH SPACE FOR LEASE

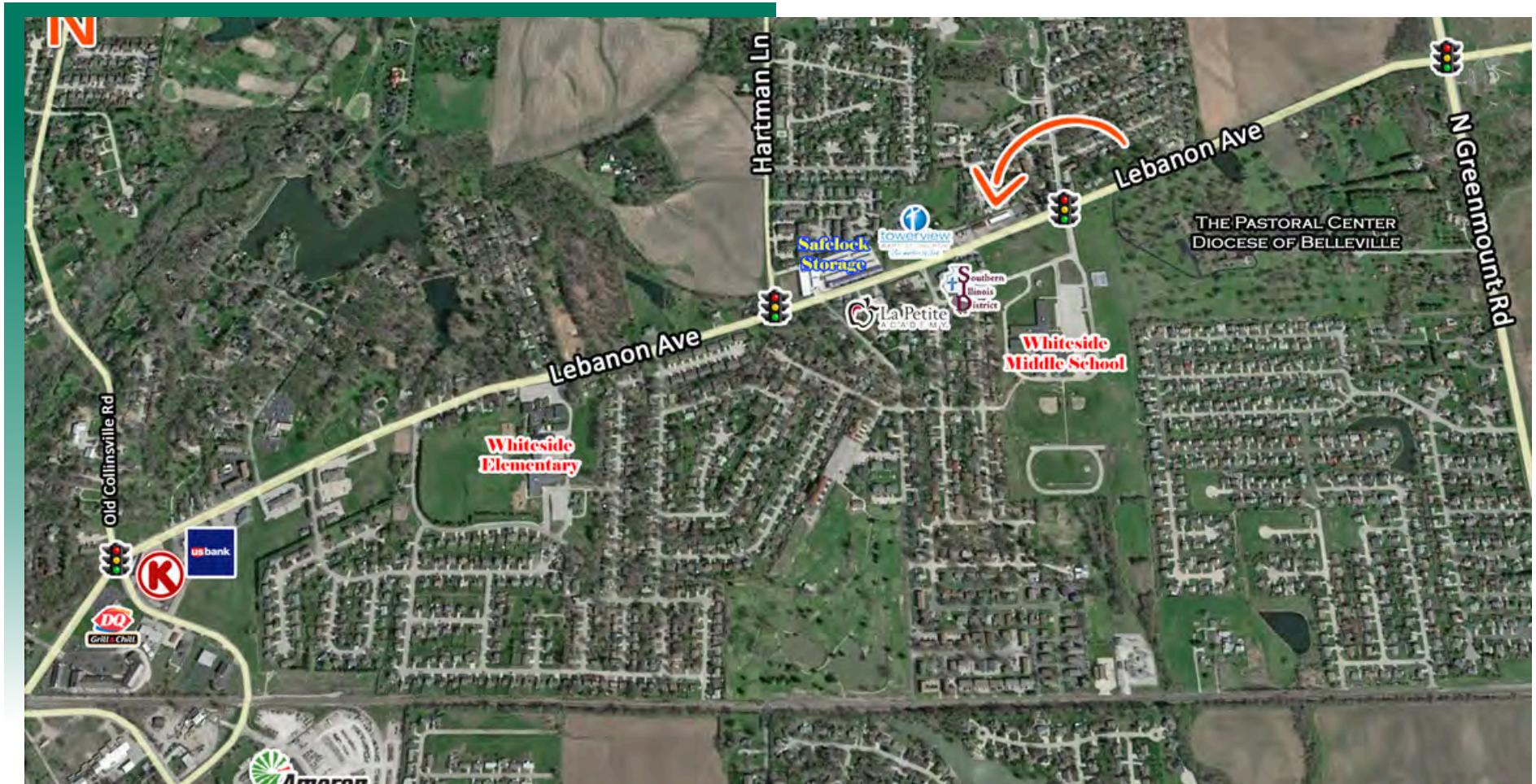
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

2417 Lebanon Avenue, Shiloh, IL 62221



LOCATION OVERVIEW

Excellent location on Lebanon Avenue in Shiloh, Illinois 62221. This property has 239 feet of frontage and 13,700 daily traffic count.

PROPERTY HIGHLIGHTS



Heating/Cooling:
Central



Fluorescent/LED
Lighting



Rehab Year
2016



Zoning: Commercial
District-Shiloh



Marquee
Signage



Whiteside Plaza

2417 Lebanon Ave
Shiloh, IL 62221

| Suite A-B | Suite E | Suite G |
|------------------|-----------|-----------|
| 960 SF | 408 SF | |
| Gold Mine Gaming | FOR LEASE | FOR LEASE |
| 28 ft | 12 ft | 4080 SF |
| | | 120 ft |

- Completely remodeled in 2016
- New Marquee Signage, facade, windows and doors
- Restrooms are ADA compliant
- 13,700 Daily Traffic count

SUITE E

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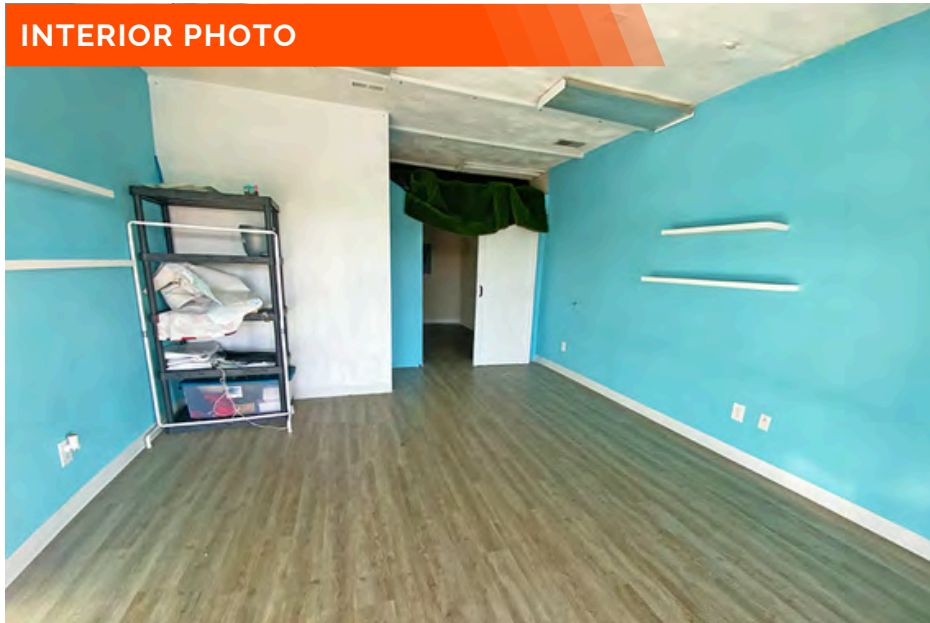
EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



SUITE E: 408 SF

Open office/retail area with barn door leading to backroom with a restroom.

LEASE RATE: \$600/Month, Modified Gross

SUITE G - 4,080 SF

2417 Lebanon Ave., Shiloh, IL 62221

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



SUITE G: 4,080 SF

1 private office, two restrooms and the remainder is a large open area with a 10'x12' roll up garage door.

LEASE RATE: \$4,800/Month, Modified Gross

OFFICE/RETAIL PROPERTY SUMMARY

2417 LEBANON AVENUE

LISTING # 2345

LOCATION DETAILS:

Parcel #: 08-12.0-300-013
County: IL - St. Clair
Zoning: C-1 Commercial District

PROPERTY OVERVIEW:

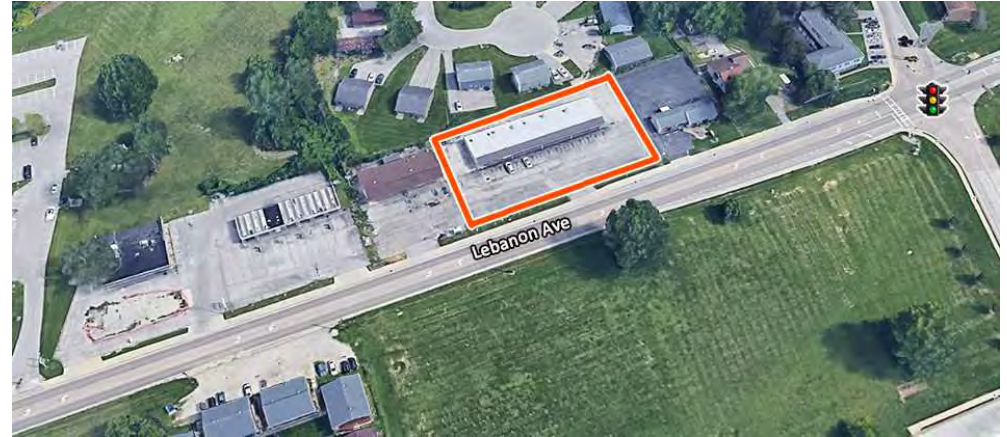
Building SF: 5,440
Vacant SF: 4,488
Min Divisible SF: Lease 408
Max Contig SF: Lease 4,488
Office SF: 5440
Retail SF: 5,440
Signage: Marquee
Lot Size: 0.77 Acres
Frontage: 239'
Depth: 140'
Parking Spaces: 19
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1980
Yr Renovated: 2016
Building Class: C
Ceilings: 8'-9'
Construction Type: Wood Frame, Stucco

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$430,000
Price / SF: \$79.04
Lease Rate: \$12.00 - \$17.60
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$6,506.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 13,700

PROPERTY DESCRIPTION:

Property For Sale or Lease
Suite E 408 SF includes open office/retail area with barn door leading to back room with a bathroom. Asking \$600 a month in rent.
Suite G 4,080 SF includes 1 private office, two bathrooms and the remainder is a large open area with 10x12 Roll Up Garage Door. Asking \$4,080 a month in rent.

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