

FOR SALE
-OR-
LEASE

2417 Lebanon Avenue,
Shiloh, IL 62221

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
618.277.4400 BARBERMURPHY.COM

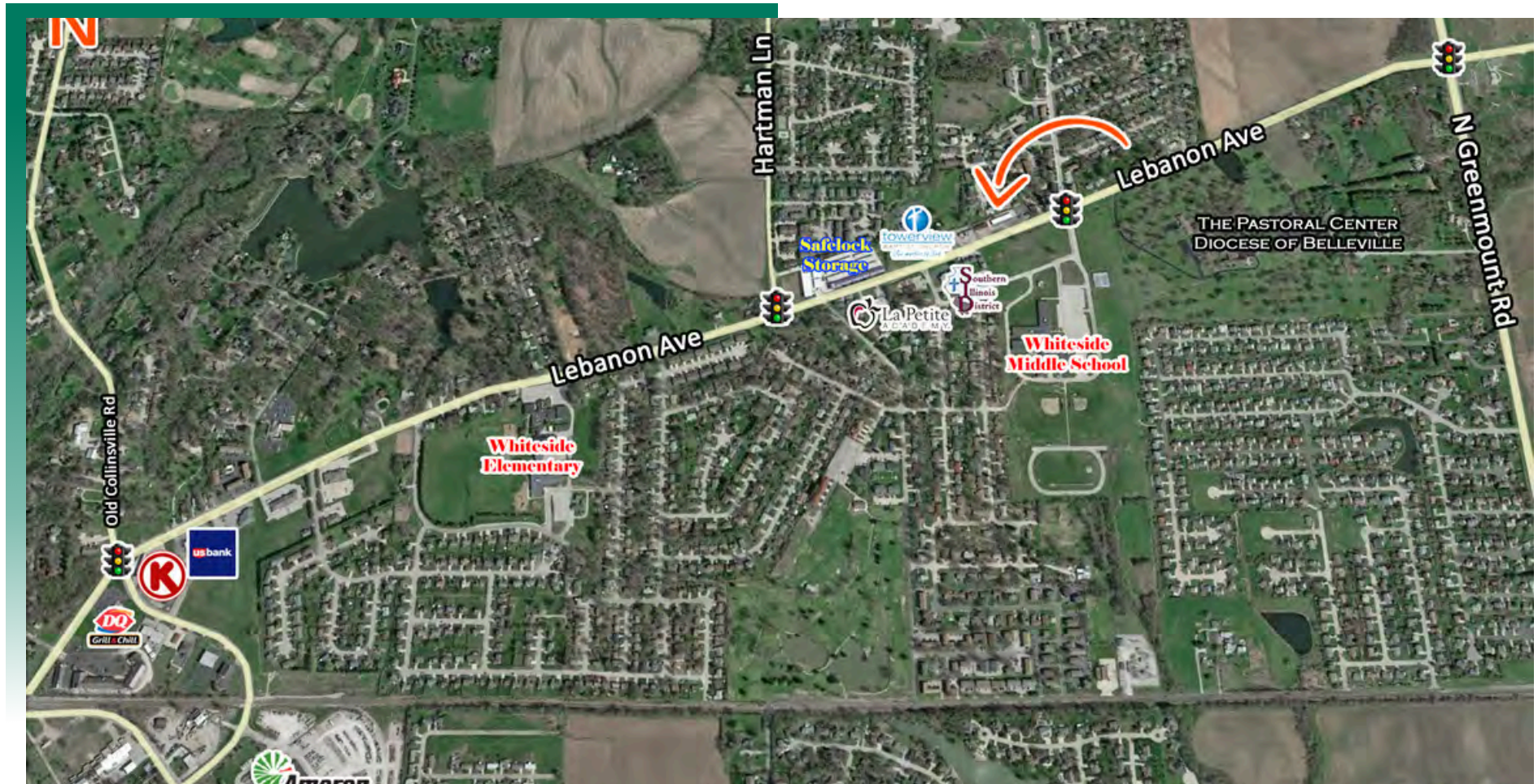
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

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	FOR LEASE 4080 SF
Gold Mine Gaming	LEASED	
28 ft	12 ft	120 ft

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

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 - Shil

PROPERTY OVERVIEW:

Building SF: 5,440
Vacant SF: 4,080
Usable Sqft: 5,440
Min Divisible SF: 4,080
Max Contig SF: 4,488
Office SF: 4,080
Retail SF: 4,080
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: 8.0000 - 9.0000
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 / SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$6,506.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 13700

PROPERTY DESCRIPTION:

Property For Sale or Lease
Completely remodeled in 2016
New Marquee Signage, façade, windows and doors. Bathrooms are ADA compliant.
Suite G 4,080 SF includes 1 private office, two restrooms and the remainder is a large open area with 10'x12' roll up garage door. Asking \$4,080 a month in rent.

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