

REDUCED SALE PRICE: \$105,000

FOR SALE

**2900 Frank Scott
Pkwy W #936A
Belleville, IL 62223**



1,110 SF MEDICAL OFFICE CONDO

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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PROPERTY HIGHLIGHTS

2900 Frank Scott Pkwy W #936A, Belleville, IL 62223



Well maintained 1,110 SF office building available in high-traffic office park. Former dentist office- existing equipment (good condition) included in sale.



(3) Exam Rooms



LED Lighting



Rehab Year
2010



1,110 SF on
Lower Level



Reception
Area

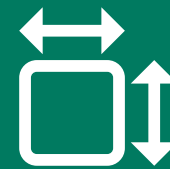
AREA MAP

2900 Frank Scott Pkwy W #936A, Belleville, IL 62223



LOCATION OVERVIEW

Excellent location with the office condo being located in the high traffic Copper Bend Centre office park just off Frank Scott Parkway. The former dentist office is less than 1 mile from IL Route 15 and surrounded by many area amenities.



Frontage: 35'
Depth: 42'



Traffic Count:
13,000

FLOOR PLAN

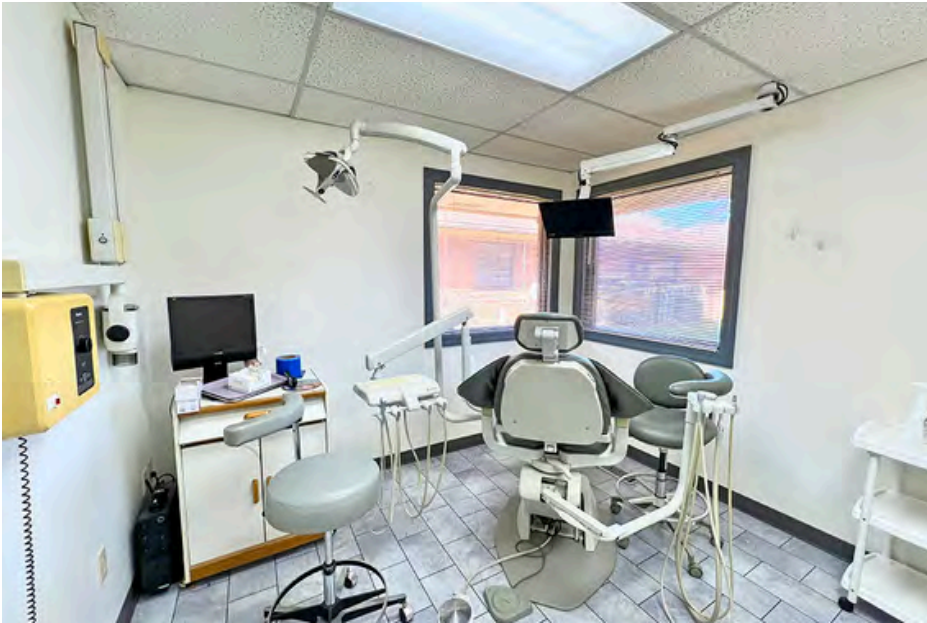
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*Not to scale

EXAM ROOMS

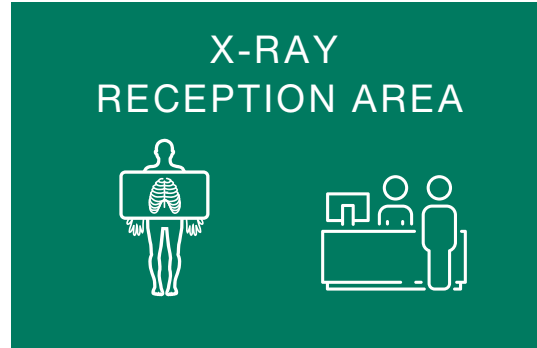
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- (3) Exam Rooms
- (3) sterilization areas
- Reception area
- Waiting room with ADA restroom
- X-Ray room

X-RAY, RECEPTION AND STERILIZATION ROOMS

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LOWER LEVEL

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OPEN CONFERENCE AREA



BREAK ROOM



An additional 1,110 SF available on lower level- finished w/ breakroom, open conference area, (2) restrooms, storage and private office.

OFFICE/RETAIL PROPERTY SUMMARY

#2907

2900 Frank Scott Pkwy W #936A, Belleville, IL 62223

SALE INFORMATION:

Sale Price: \$105,000
Sale Price/SF: \$94.59
Cap Rate: -
GRM: -
NOI: -

SQUARE FOOT INFO:

Building Total: 1,110 SF
Office: 1,110 SF
Retail: -
Min Divisible: 1,110 SF
Max Contiguous: 1,110 SF

PROPERTY INFORMATION:

Parcel No: 08-18.0-101-053
County: St. Clair
Zoning: B-1
Prior Use: Dental Office
Complex: Copper Bend
Parking: 28; Asphalt
Traffic Count: 13,000
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$3,163.44
Tax Year: 2022



STRUCTURAL DATA:

Year Built: 1984
Rehab Year: 2010
Building Class: c
Clearance Min: -
Clearance Max: -
Roof: Shingle
Exterior: -
Floors: 2
Signage: Building

TRANSPORTATION:

Interstate: N/A
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

