

FOR SALE

2900 Frank Scott
Pkwy West,
Suite 936A,
Belleville, IL 62223

2,220 SF
#936A



2,220 SF MEDICAL OFFICE CONDO

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Mike Durbin

Broker Associate

Cell: (618) 960-8675

Office: (618) 277-4400 (Ext. 39)

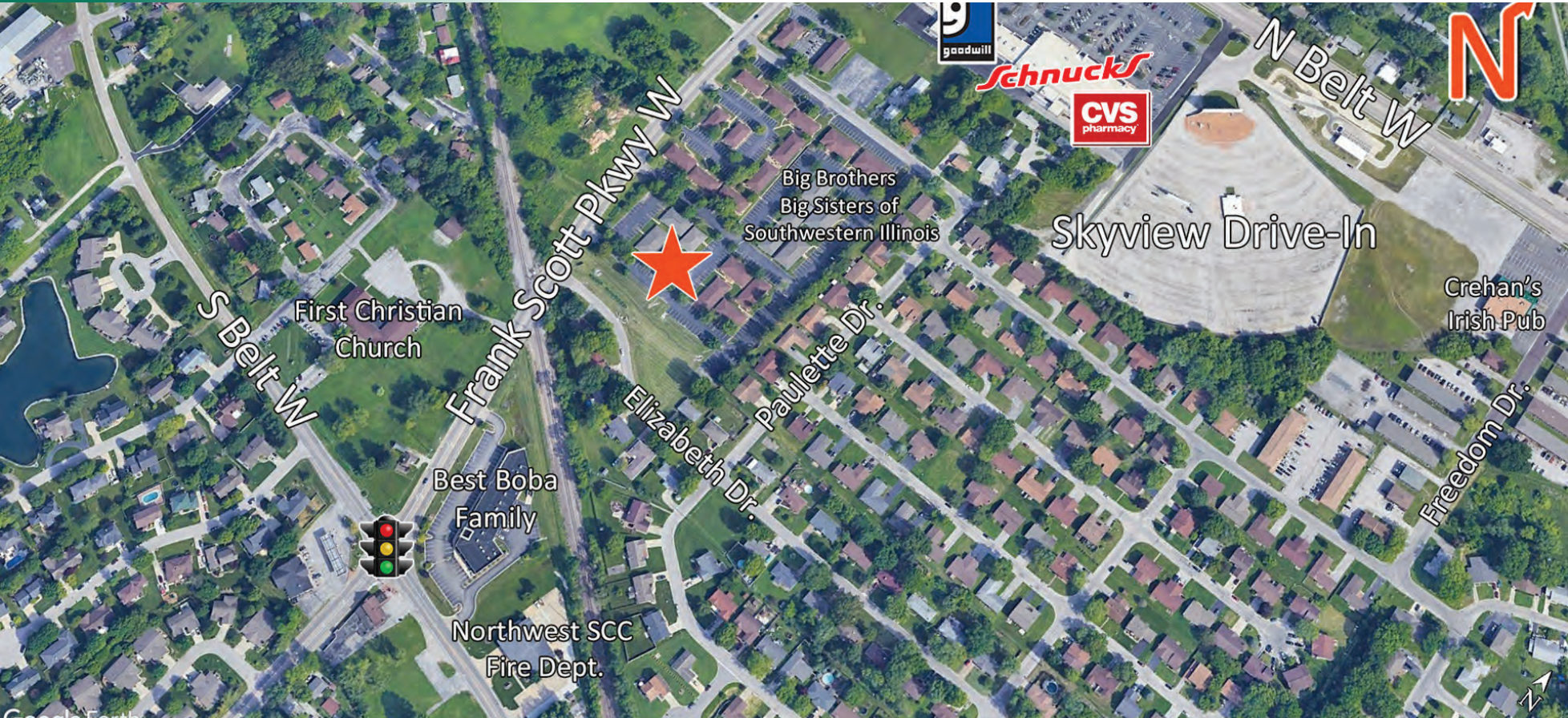
miked@barbermurphy.com



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

2900 Frank Scott Parkway West, Suite 936A, Belleville, IL 62223



LOCATION OVERVIEW

The office condo is 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.

3 EXAM ROOM

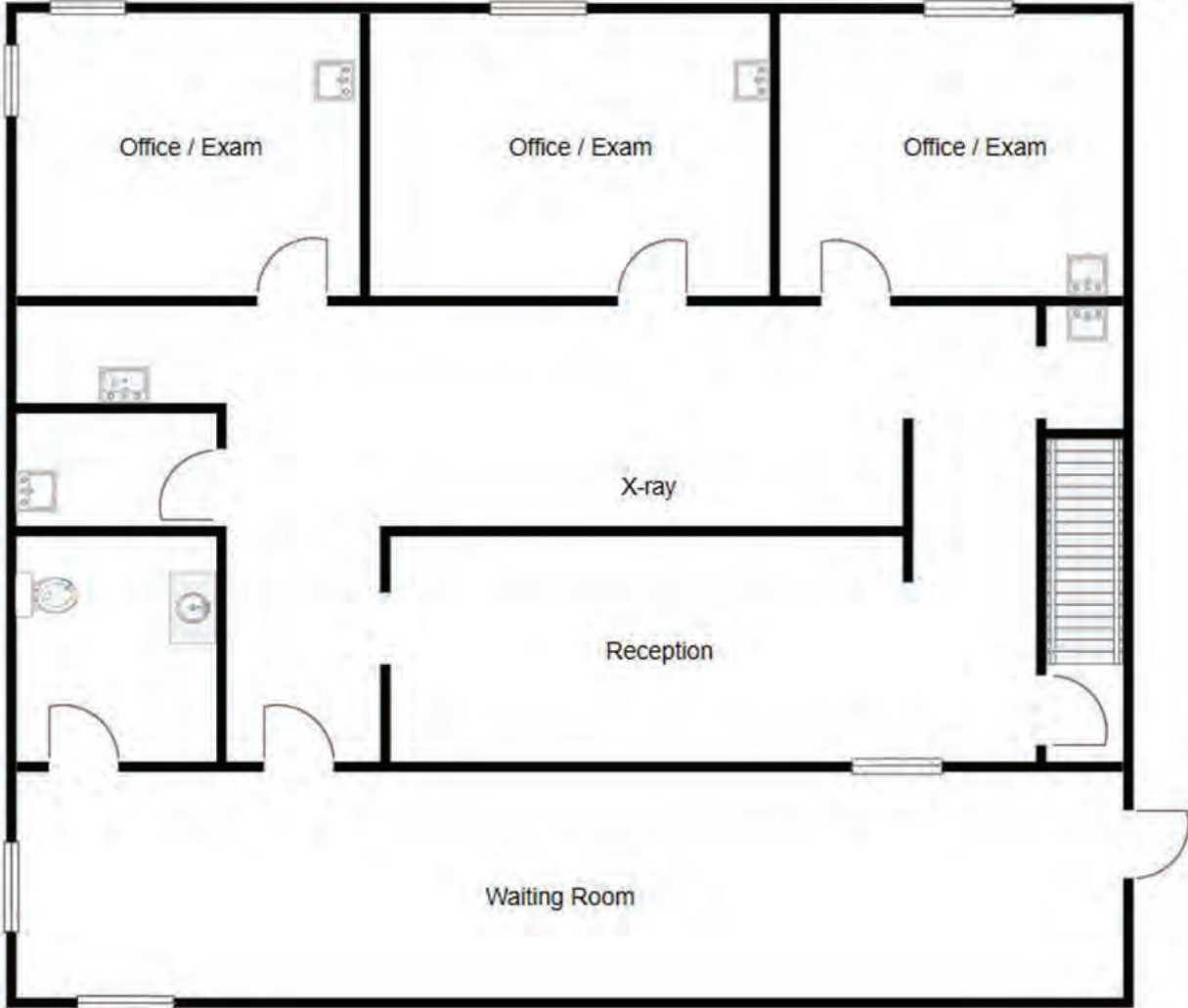
13,000 ADT

RECEPTION AREA

RESTROOMS

FLOOR PLAN

2900 Frank Scott Parkway West, Suite 936A, Belleville, IL 62223



*Not to Scale

PROPERTY PHOTOS

2900 Frank Scott Parkway West, Suite 936A, Belleville, IL 62223

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



PROPERTY PHOTOS

2900 Frank Scott Parkway West, Suite 936A, Belleville, IL 62223

EXAM ROOM 1 PHOTO



EXAM ROOM 2 PHOTO



EXAM ROOM 3 PHOTO



RECEPTION PHOTO



PROPERTY PHOTOS

2900 Frank Scott Parkway West, Suite 936A, Belleville, IL 62223

BREAK ROOM PHOTO



LOWER LEVEL PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

2900 FRANK SCOTT PARKWAY WEST #936A

LISTING # 2907

LOCATION DETAILS:

Parcel #: 08-18.0-101-053
County: IL - St. Clair
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 2,220
Vacant SF: 2,220
Usable Sqft: 2,220
Min Divisible SF: 2,220
Max Contig SF: 2,220
Office SF: 2,220
Retail SF: -
Signage: Building
Lot Size: 0.04 Acres
Frontage: 35
Depth: 42
Parking Spaces: 28
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1984
Yr Renovated: 2010
Building Class: C
Ceilings: -
Construction Type: -



SALE/LEASE INFORMATION:

Sale Price: \$80,000
Price / SF: \$36.04

FINANCIAL INFORMATION:

Taxes: \$3,163.44
Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: 13000

PROPERTY DESCRIPTION:

Well maintained 2,220 sf medical office available in high traffic office park. Three exam rooms, three sterilization areas, reception, waiting room with ADA restroom and X-ray Former dentist office - existing equipment (good condition) included in sale. Lower level has a finished breakroom, open conference area, two restrooms, private office and