

**FOR SALE**

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



**1,110 SF MEDICAL OFFICE**

**BARBERMURPHY**

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

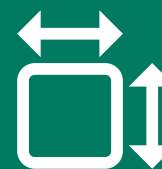
# AREA MAP

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

# EXAM ROOMS

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(3) Exam Rooms, (3)  
sterilization areas,  
reception, waiting  
room with ADA  
restroom and X-Ray

# FLOOR PLAN

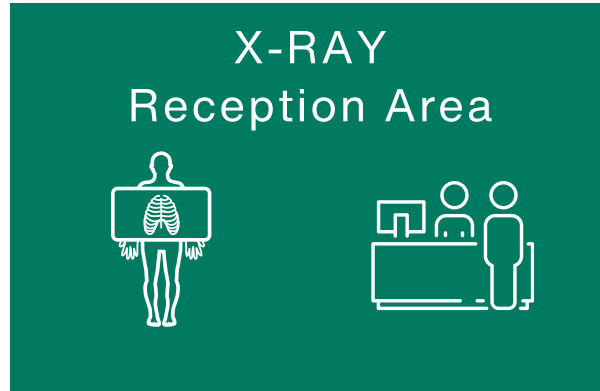
2900 Frank Scott Pkwy W #936A, Belleville, IL 62223



\*Not to scale

# INTERIOR PHOTOS

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



## 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:	\$115,000
Sale Price/SF:	\$103.60
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:

