

FOR SALE

312 N Belt East,
Swansea, IL 62226



FORMER VETERINARIAN OFFICE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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Collin Fischer - CCIM

Principal

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PROPERTY HIGHLIGHTS



2 Offices



LED Lighting



Restrooms



Exam Room



Reception Area



Well maintained 4,212 SF former veterinarian hospital located on a main thoroughfare in Swansea, IL.

- **Pharmacy area**
- **Front reception and waiting room**
- **2 personal offices**
- **Could be converted for daycare/alternative medical uses for offices**
- **New roof and interior paint within the last two years**



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AREA MAP

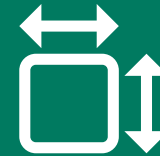
312 N Belt East, Swansea, IL 62226



LOCATION OVERVIEW

The Village of Swansea is centrally located in the St. Louis Metropolitan East Area, 20 minutes from downtown St. Louis via Interstate 64. Scott Air Force Base is located to the east, which is the largest employer on the IL side of the Metropolitan Area.

Swansea has an educated workforce, with affordable and welcoming neighborhoods, quality local schools and quick access to area interstates.



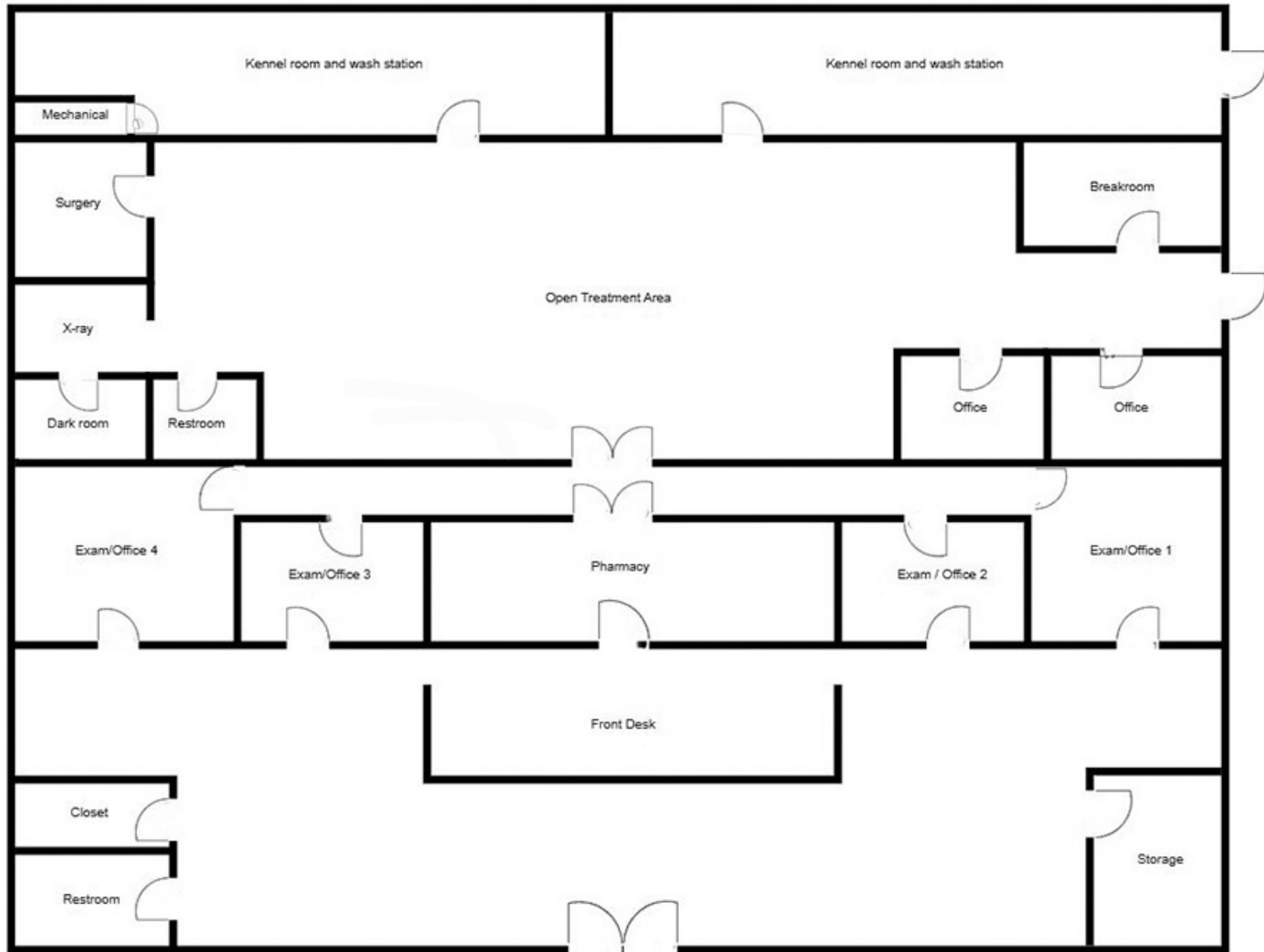
Frontage: 135'
Depth: 232'



Scott Air Force Base

FLOOR PLAN

312 N Belt East, Swansea, IL 62226



*Not to scale

EXAM ROOMS

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- 4 Exam Rooms with sinks
- 2 ADA restrooms

PROPERTY PHOTOS

312 N Belt East, Swansea, IL 62226



- Open Central treatment room
- Surgery room
- X-Ray room

PROPERTY PHOTOS

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- Kennel room with bath stations and good sized dog run in rear
- Each kennel room has length of room drains

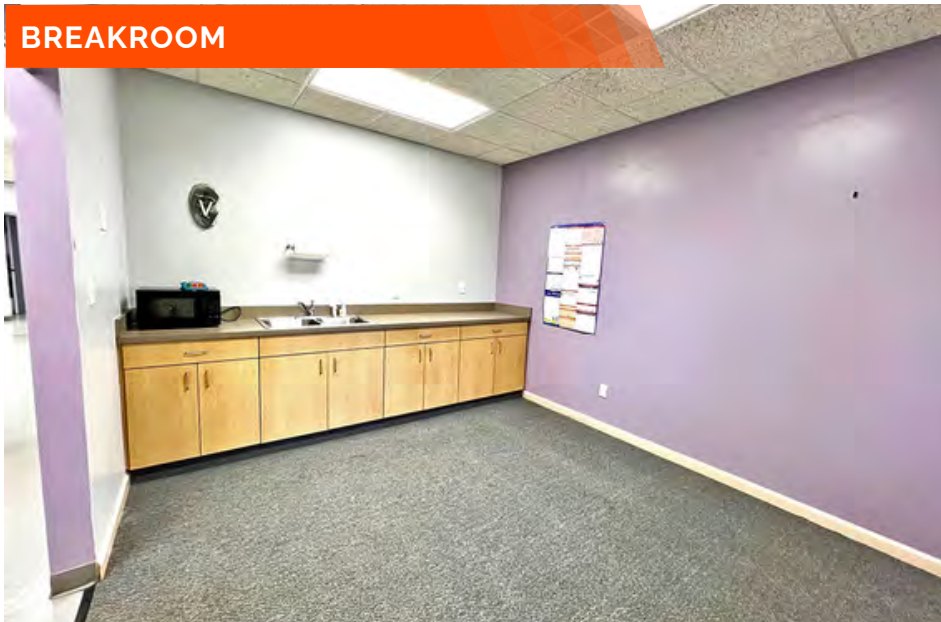
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EXTERIOR SIGNAGE



BREAKROOM



RECEPTION AREA



OFFICE/RETAIL PROPERTY SUMMARY

#2911

312 N Belt East, Swansea, IL 62226

SALE INFORMATION:

Sale Price:	\$695,000
Sale Price/SF:	\$165.00
Cap Rate:	-
GRM:	-
NOI:	-

SQUARE FOOT INFO:

Building Total:	4,212 SF
Office:	4,212 SF
Retail:	-
Min Divisible:	4,212 SF
Max Contiguous:	4,212 SF



PROPERTY INFORMATION:

Parcel No:	08-15.0-103-032
County:	St. Clair
Zoning:	Planned Business
Prior Use:	Veterinarian Hospital
Complex:	-
Parking:	17
Traffic Count:	20,500
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	\$11,652
Tax Year:	2022

STRUCTURAL DATA:

Year Built:	2003
Rehab Year:	-
Building Class:	A
Clearance Min:	7'
Clearance Max:	10'
Roof:	Shingle
Exterior:	-
Floors:	1
Signage:	Building

TRANSPORTATION:

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

COMMENTS:

Previous practice closed in October 2023. Legacy hospital items potentially available. call broker for details.



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