

FOR SALE

Mixed Use
Office/Retail
Building



110 WEST ST. LOUIS STREET, LEBANON, IL 62254

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Collin Fischer - CCIM

Principal

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Katie Bush

Broker Associate

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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.

RECEPTION

The reception area features a spacious waiting room and efficient front office..



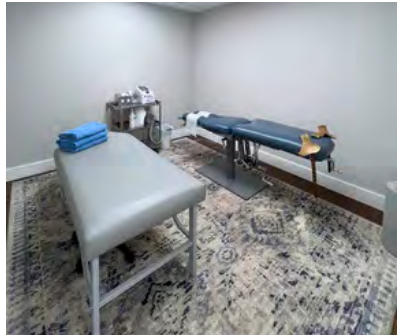
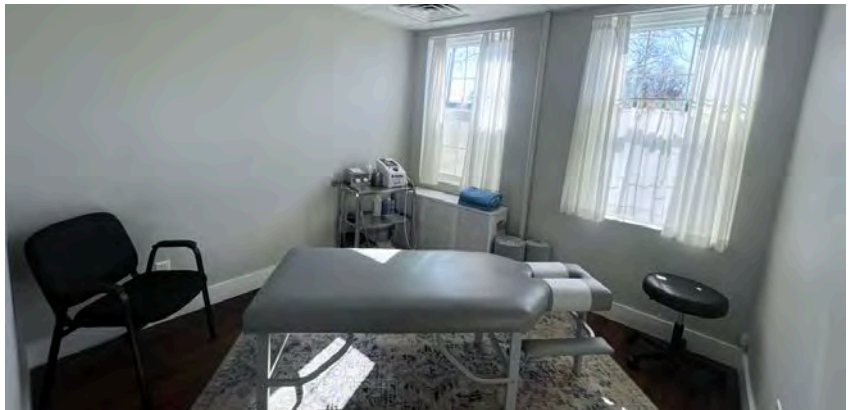
LARGE
WAITING
ROOM





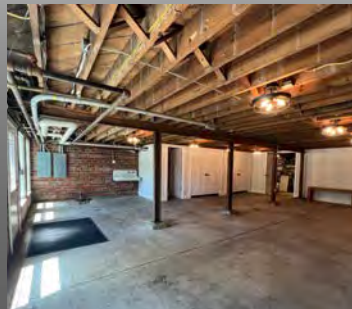
OFFICES

Six offices throughout the main level.





Lower level is currently unfinished and could be used for storage or rented out separately as a studio. Rear walk-out access.



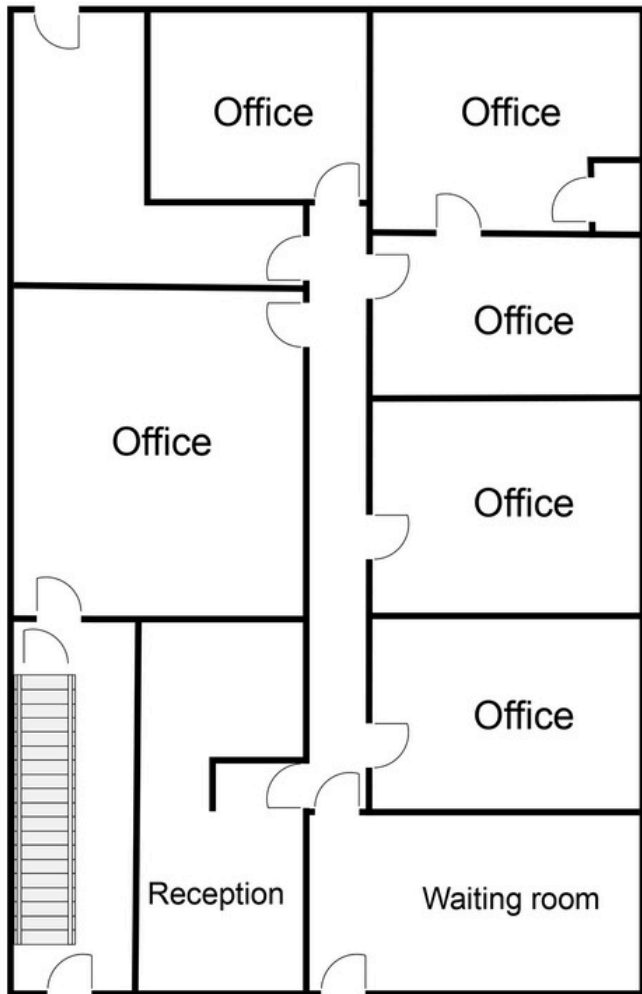
FLOOR PLAN

110 WEST ST. LOUIS STREET, LEBANON, IL 62254

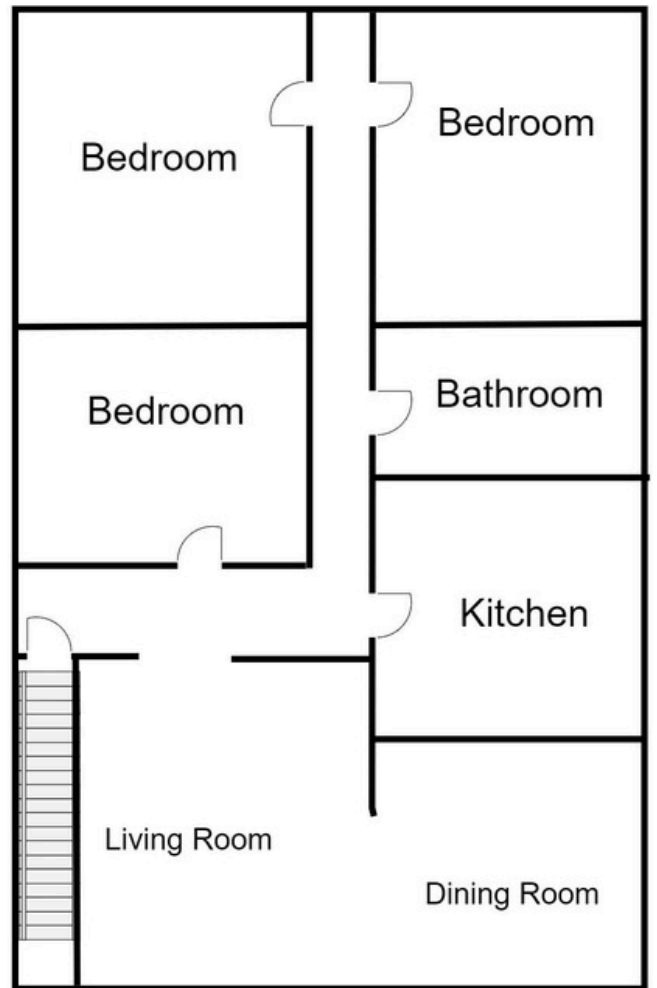


| <u>Floors</u> | <u>Square Footage</u> | <u>Use</u> |
|---------------|-----------------------|--------------------------|
| Main Floor | 1,600 SF | Office/Retail |
| Lower Level | 1,600 SF | Storage/Potential studio |
| 2nd Floor | 1,600 SF | 3 Bed/1 Bath Apartment |

Main Floor



2nd Floor



HISTORIC LEBANON

The town of Lebanon, Illinois is located just 23 miles east of St. Louis, Missouri. St. Louis Street, also known as "The Brick Street", takes you through the historic shopping district where you'll find a mix of antique stores, quaint shops, restaurants, The Mermaid House Inn, and other business. In the heart of the shopping district is The Visitors Center where guests can view historic images of the town and pick up information on the many community events that take place throughout the year.

Recreation is easy to find at Lebanon's wooded and rolling 58-acre Horner Park which includes a large fishing lake, baseball and softball fields, tennis courts, basketball courts, horseshoe courts, pavilions and The Trillium Trail walking path.

Lebanon is also rich in education and fine arts. It is the proud home of McKendree University, which is the oldest Methodist College in the state of Illinois. Enjoy a concert, play, or listen to contemporary speakers from around the globe at The Russel E. and Fern M. Hettenhausen Center for the Arts. Don't forget our community theater, the Looking Glass Playhouse, providing some of the best local theater you will find anywhere. For additional information visit: www.lebanonil.org

MCKENDREE UNIVERSITY LEBANON IL

McKendree University is a nationally ranked, private university offering a variety of undergraduate and graduate programs in the St. Louis region, Southern Illinois and online.

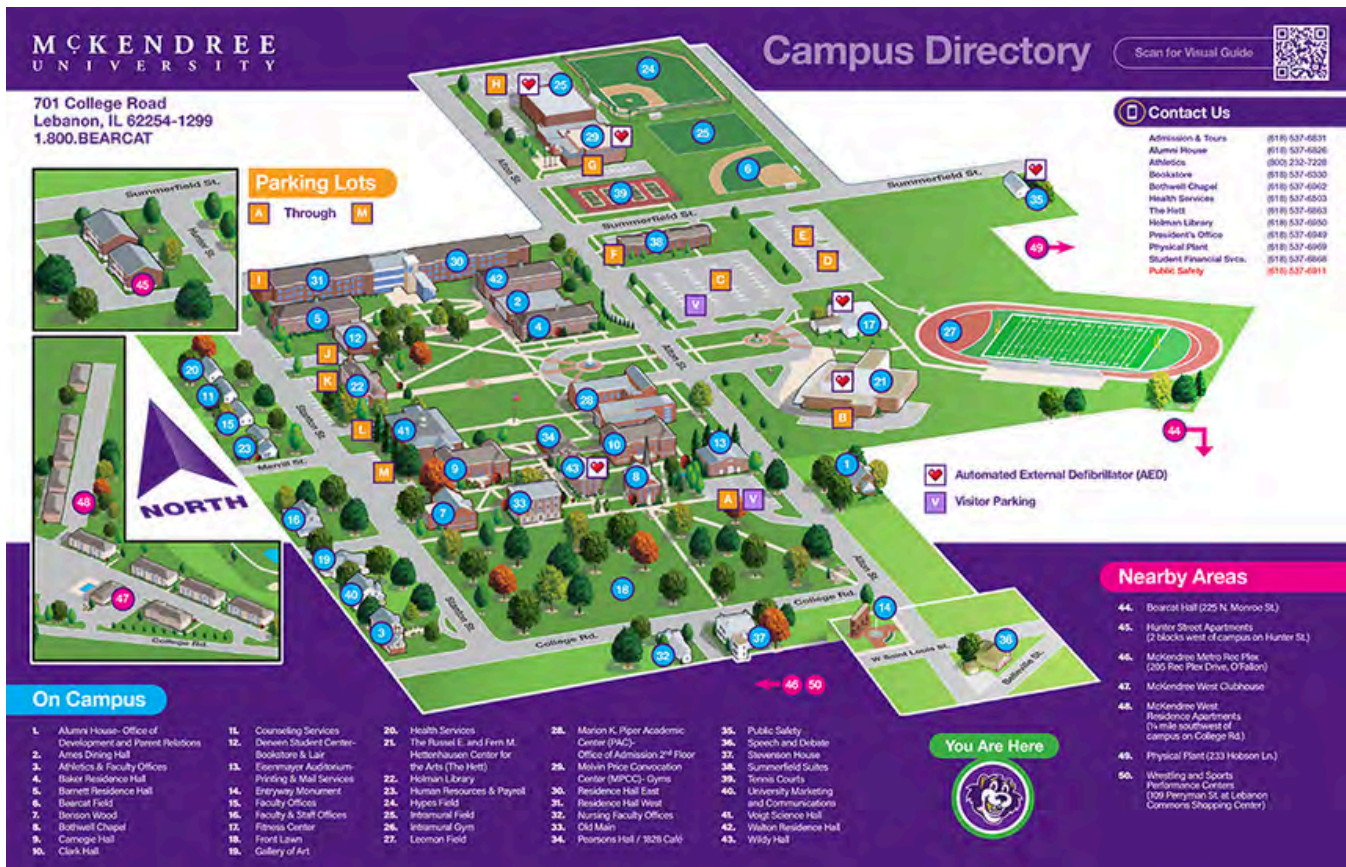
- McKendree University's online MBA program has been ranked among the 50 Best Online MBA Programs across the country for 2020, at No. 48, according to Online Schools Report (OSR).
- The online Bachelor of Business Administration program ranks 43rd nationwide among the top 50 BBA degrees for 2020.

 U. S. News & World Report's America's "Best Colleges"

 U.S. News & World Report's "Best Online Programs"

 Victory Media "Military Friendly School"

For additional information visit: mckendree.edu



MCKENDREE UNIVERSITY
701 College Road
Lebanon, IL 62254-1299
1.800.BEARCAT

Campus Directory
Scan for Visual Guide

Contact Us

| | |
|-------------------------|----------------|
| Admission & Tours | (518) 537-6831 |
| Alumni House | (518) 537-6826 |
| Athletics | (800) 232-7228 |
| Bookstore | (518) 537-6330 |
| Bethwell Chapel | (518) 537-6902 |
| Health Services | (518) 537-6503 |
| The Hitt | (518) 537-6663 |
| Hobmen Library | (518) 537-6950 |
| President's Office | (518) 537-6949 |
| Physical Plant | (518) 537-6969 |
| Student Financial Svcs. | (518) 537-6668 |
| Public Safety | (518) 537-6911 |

Nearby Areas

44. Bearcat Hall (225 N. Monroe St.)
45. Hunter Street Apartments (2 blocks west of campus on Hunter St.)
46. McKendree Metro Rec Plex (100 Rec Plex Drive, O'Fallon)
47. McKendree West Clubhouse
48. McKendree West Residence Apartments (1/2 mile southwest of campus on College Rd.)
49. Physical Plant (233 Hobson Ln.)
50. Wrestling and Sports Performance Centers (201 Freeman St. at Lebanon Commons Shopping Center)

On Campus

1. Alumni House- Office of Development and Parent Relations
2. Ames Dining Hall
3. Athletics & Faculty Offices
4. Baker Residence Hall
5. Barnett Residence Hall
6. Bearcat Field
7. Benson Wood
8. Bethwell Chapel
9. Carnegie Hall
10. Clark Hall
11. Counseling Services
12. Devin Student Center-Bookstore & Lair
13. Eisenmajer Auditorium-Printing & Mail Services
14. Entryway Monument
15. Faculty Offices
16. Faculty & Staff Offices
17. Fibrous Center
18. Front Lawn
19. Gallery of Art
20. Health Services
21. The Russel E. and Fern M. Hettenhausen Center for the Arts (The Yett)
22. Hobmen Library
23. Human Resources & Payroll
24. Hypes Field
25. Intramural Field
26. Intramural Gym
27. Leomon Field
28. Marion K. Pifer Academic Center (PAC)-Office of Admission 2nd Floor
29. Melvin Price Convocation Center (MPPCC)-Gyms
30. Residence Hall East
31. Residence Hall West
32. Nursing Faculty Offices
33. Old Main
34. Pearson's Hall / 928 Oak
35. Public Safety
36. Speech and Debate Stevenson House
37. Summerfield Suites
38. Tennis Courts
39. University Marketing and Communications
40. Voigt Science Hall
41. Walker Residence Hall
42. Wildy Hall

OFFICE/RETAIL PROPERTY SUMMARY

#2915

110 WEST ST. LOUIS STREET, LEBANON, IL 62254

SALE INFORMATION:

For Sale: YES
Sale Price: \$325,000
Sale Price/SF: \$101.56/SF
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: NO
Lease Rate:
Lease Type:
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 3,200 SF
Total Available: 3,200 SF
Direct Lease: SF
Sublease: 0 SF
Retail: 1,600 SF
Min Divisible: 3,200 SF
Max Divisible: 3,200 SF

LAND MEASUREMENTS:

Acres: 0.18 AC
Frontage: 82.5 FT
Depth: 132 FT

PROPERTY INFORMATION:

Parcel No: 05-19.0-318-013
County: St. Clair
Zoning: Commercial
Prior Use: Chiropractor
Complex:
Parking: 10 Rear Parking Spaces
Traffic Count: 2,300 ADT
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$5,300.24
Tax Year: 2023



STRUCTURAL DATA:

Year Built: 1932
Rehab Year: 2023
Building Class: C
Clearance Min: 9'
Clearance Max: 9'
Roof: Flat, Rubber
Exterior: Brick
Floors: 3
Signage: Building
AC: Central
Heating: Boiler System

TRANSPORTATION:

Interstate: I-64 (3 Miles)
Rail: NA
Barge: NA
Airport: MidAmerica (5 Miles)

COMMENTS:

Building completely remodeled and updated over 2022-23. 2nd floor apartment currently rents for \$900/month, utilities included except for electric that's separately metered. Accessible from separate main floor entrance on St Louis St. Lower level is currently unfinished and could be used for storage or rented out separately as a studio.



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