

FOR SALE

2415 N Illinois
Swansea, IL 62226



OFFICE/RETAIL BUILDING AND WAREHOUSE

BARBERMURPHY

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AREA MAP

2415 N Illinois, Swansea, IL 62226



LOCATION OVERVIEW

Located off IL Route 159 (N Illinois St) in a highly visible, highly trafficked location with an ADT of 20,000.

PROPERTY PHOTOS

2415 N Illinois, Swansea, IL 62226

EXTERIOR WAREHOUSE



INTERIOR WAREHOUSE



OFFICE



KITCHENETTE



OFFICE/RETAIL PROPERTY SUMMARY

2415 NORTH ILLINOIS STREET

LISTING # 2936

LOCATION DETAILS:

Parcel #: 08-15.0-101-071
County: IL - St. Clair
Zoning: Commercial - Swansea

PROPERTY OVERVIEW:

Building SF: 10,416
Min Divisible SF: 2,916
Max Contig SF: 7,500
Office SF: 4,916
Signage: Yes
Lot Size: 1.46 Acres
Frontage: 360
Depth: 150
Parking Spaces: 18
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1987
Yr Renovated: 2023
Building Class: B
Ceilings: 16.0000
Construction Type: Brick, Metal

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$500,000
Price / SF: \$48.00

FINANCIAL INFORMATION:

Taxes: \$16,863.88
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 20,000

PROPERTY DESCRIPTION:

Two Buildings off Route 159 - Warehouse/Retail/Office Space - Warehouse mezzanine suitable for additional office space or storage - High Traffic Count
Building 1- Warehouse: 7,500 SF Total, Warehouse space is 5,500 SF with an additional 2,000 SF of office space

