

# 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.

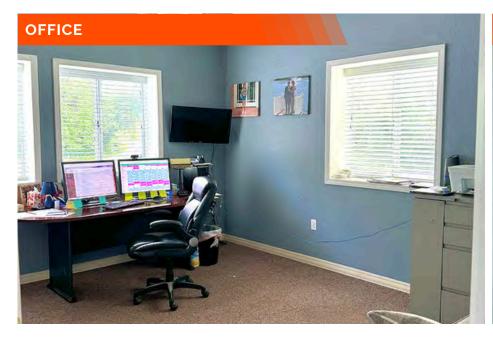


# **PROPERTY PHOTOS**

2415 N Illinois, Swansea, IL 62226









### 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:1987Yr Renovated:2023Building 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



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