

**FOR SALE**  
-AND-  
**LEASE**

5036 North Illinois  
Fairview Heights, IL  
62208



**4,000 SF OFFICE / RETAIL BUILDING FOR SALE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Mike Durbin**  
Broker Associate  
Cell: (618) 960-8675  
miked@barbermurphy.com

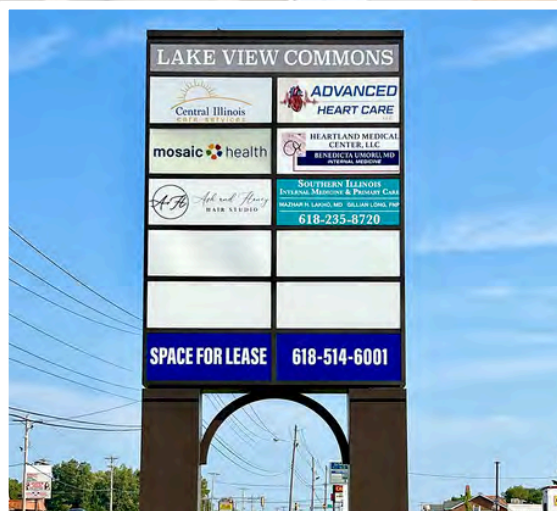


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# 4,000 SF Owner/User Office Building available for sale in Lake View Commons

Vacant 2,000 SF has shared restrooms and entrance, 6 exam rooms with sinks, 2 offices, reception/waiting room and private restroom. One exam room could be converted to a conference room. Recent renovations include new carpet squares and paint throughout interior, as well as Rhino Shield paint for the exterior. Very clean space for medical or professional services user. An agreement is in place with the professional park owners for parking lot to be repaved and sealed later in 2024. Furniture is negotiable. Suite also available for lease.

Neighboring tenant - Avid Health At Home - long term lease. Contact broker for financial details.



2 Offices

6 Exam Rooms

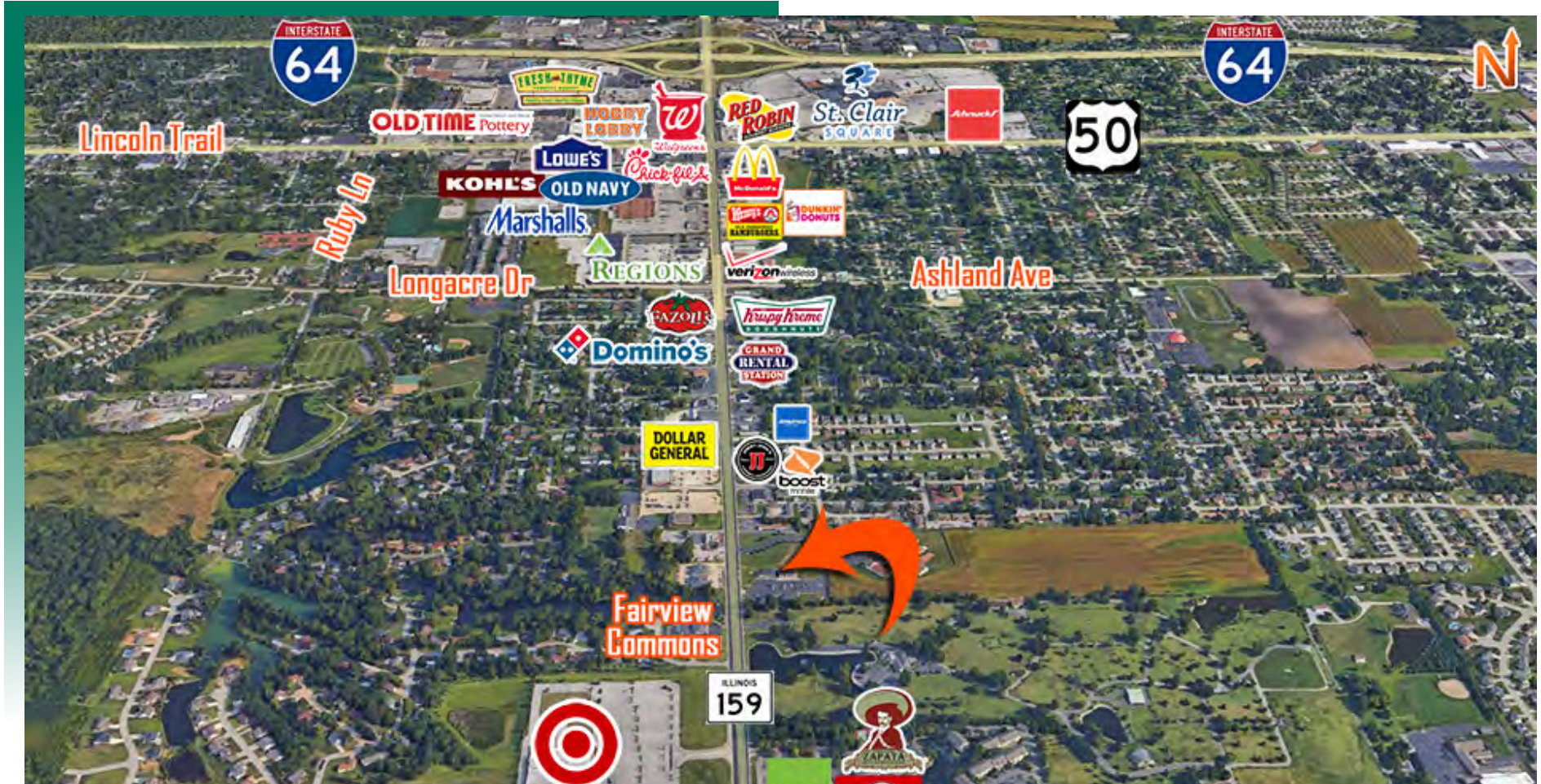
Reception Area

Rehab Year 2022

A green rectangular graphic with white icons and text. It lists the following features: 2 Offices (with a desk and chair icon), 6 Exam Rooms (with an icon of a person at a desk), Reception Area (with an icon of a person at a desk), and Rehab Year 2022 (with a house icon).





# AREA MAP

5036 North Illinois, Fairview Heights, IL 62208



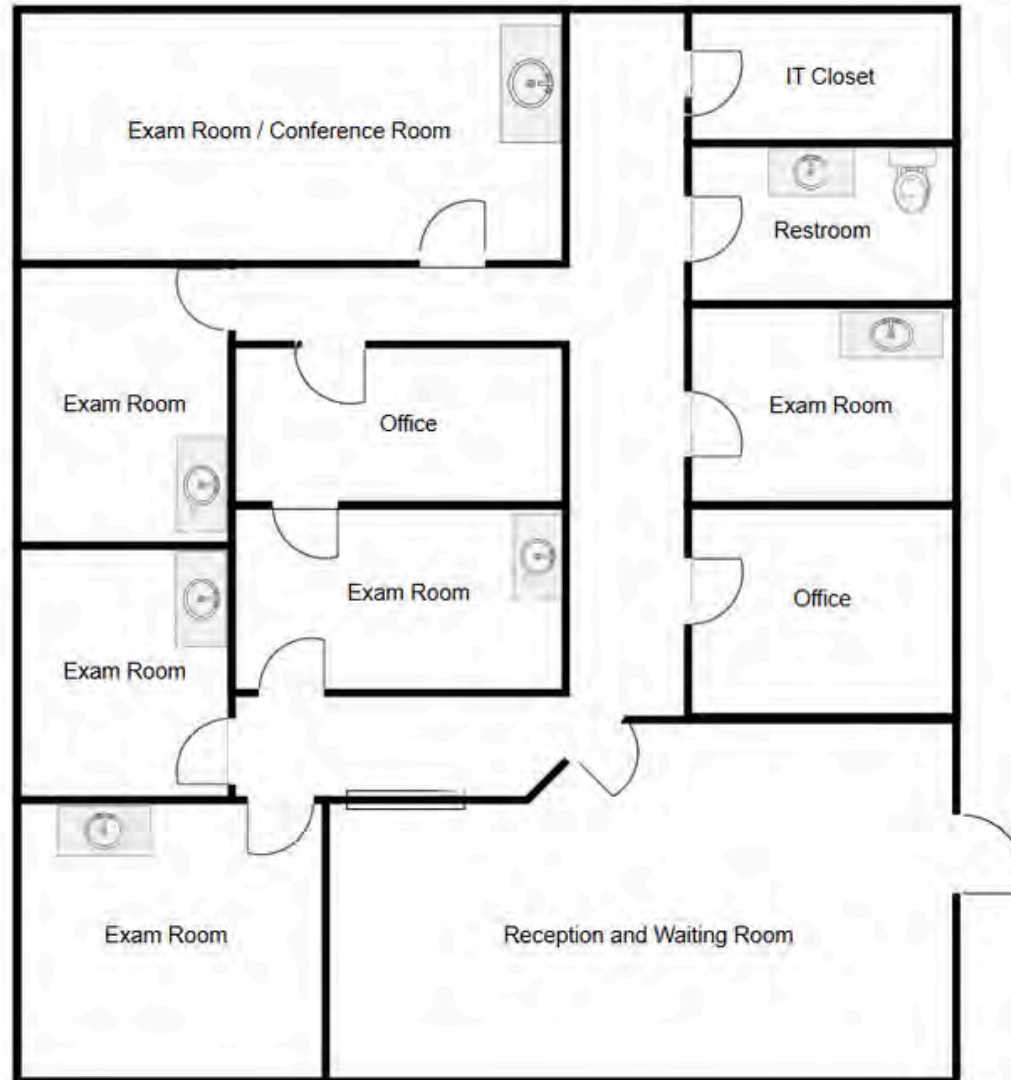
## LOCATION OVERVIEW

Located within Lakeview Commons Professional Park which is between Frank Scott Parkway and US Highway 50. Approximately 1.5 miles to Interstate 64.

 Frontage: 165' Depth: 125'	 I-64
 Metro Link > 5 Miles	 Exit 12

# FLOOR PLAN

5036 North Illinois, Fairview Heights, IL 62208



\*Not to scale

# PROPERTY PHOTOS

5036 North Illinois, Fairview Heights, IL 62208

INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



INTERIOR HALLWAY PHOTO



INTERIOR OFFICE PHOTO



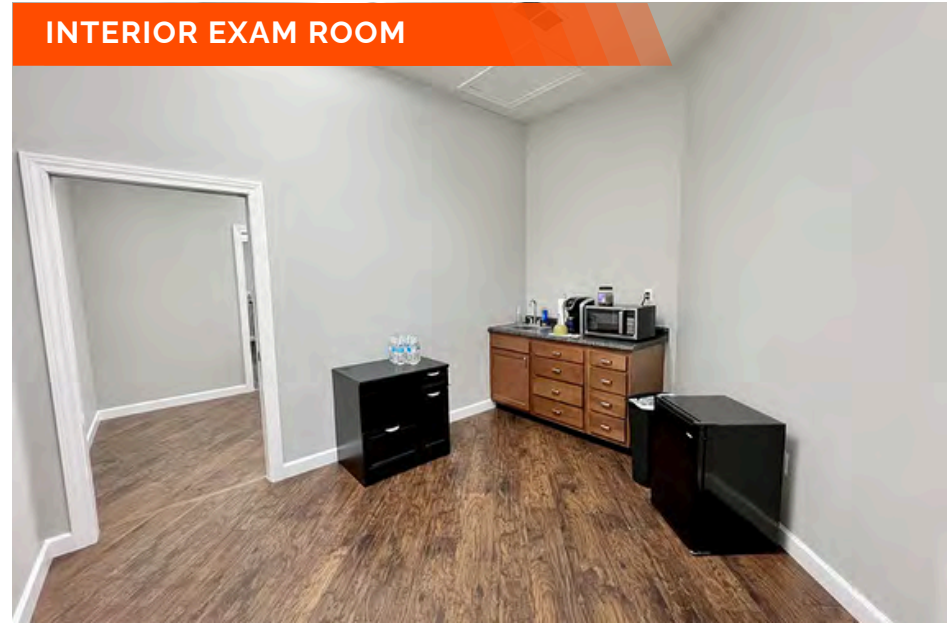
# PROPERTY PHOTOS

5036 North Illinois, Fairview Heights, IL 62208

INTERIOR EXAM ROOM



INTERIOR EXAM ROOM



INTERIOR EXAM ROOM



INTERIOR EXAM ROOM



# OFFICE/RETAIL PROPERTY SUMMARY

5036 N. ILLINOIS ST

**LISTING #** 2973

## LOCATION DETAILS:

**Parcel #:** 03-34.0-311-002  
**County:** IL - St. Clair  
**Zoning:** B-3 Community Business - Fairv

## PROPERTY OVERVIEW:

**Building SF:** 4,000  
**Vacant SF:** 2,000  
**Usable Sqft:** -  
**Min Divisible SF:** 2,000  
**Max Contig SF:** 2,000  
**Office SF:** 4,000  
**Retail SF:** -  
**Signage:** Marquee,Building  
**Lot Size:** 0.40 Acres  
**Frontage:** 165  
**Depth:** 125  
**Parking Spaces:** 20  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2010  
**Yr Renovated:** 2022  
**Building Class:** B  
**Ceilings:** 7.0000 - 10.0000  
**Construction Type:** Wood Frame,Brick

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Sale Price:** \$525,000  
**Price / SF:** \$131.25  
**Lease Rate:** \$17.00 / SF  
**Lease Type:** Modified Gross

## FINANCIAL INFORMATION:

**Taxes:** \$11,224.22  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 23,600

## PROPERTY DESCRIPTION:

4,000 sf owner/user office building available for sale. Vacant 2,000 SF has shared restrooms and entrance, 6 exam rooms with sinks, 2 offices, reception/waiting room and private restroom. One exam room could be converted to a conference room. Recent renovations include new carpet squares and paint throughout interior, as well as Rhino Shield paint for the exterior. Very clean space for medical or professional services user. An agreement is in place with the professional park owners for parking lot to be repaved and sealed later in 2024. Furniture is negotiable. Suite also available for lease.

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