

1,200 SF OFFICE/RETAIL SUITE FOR LEASE

217 Westview Plaza Dr., Waterloo, IL 62298



BARBERMURPHY

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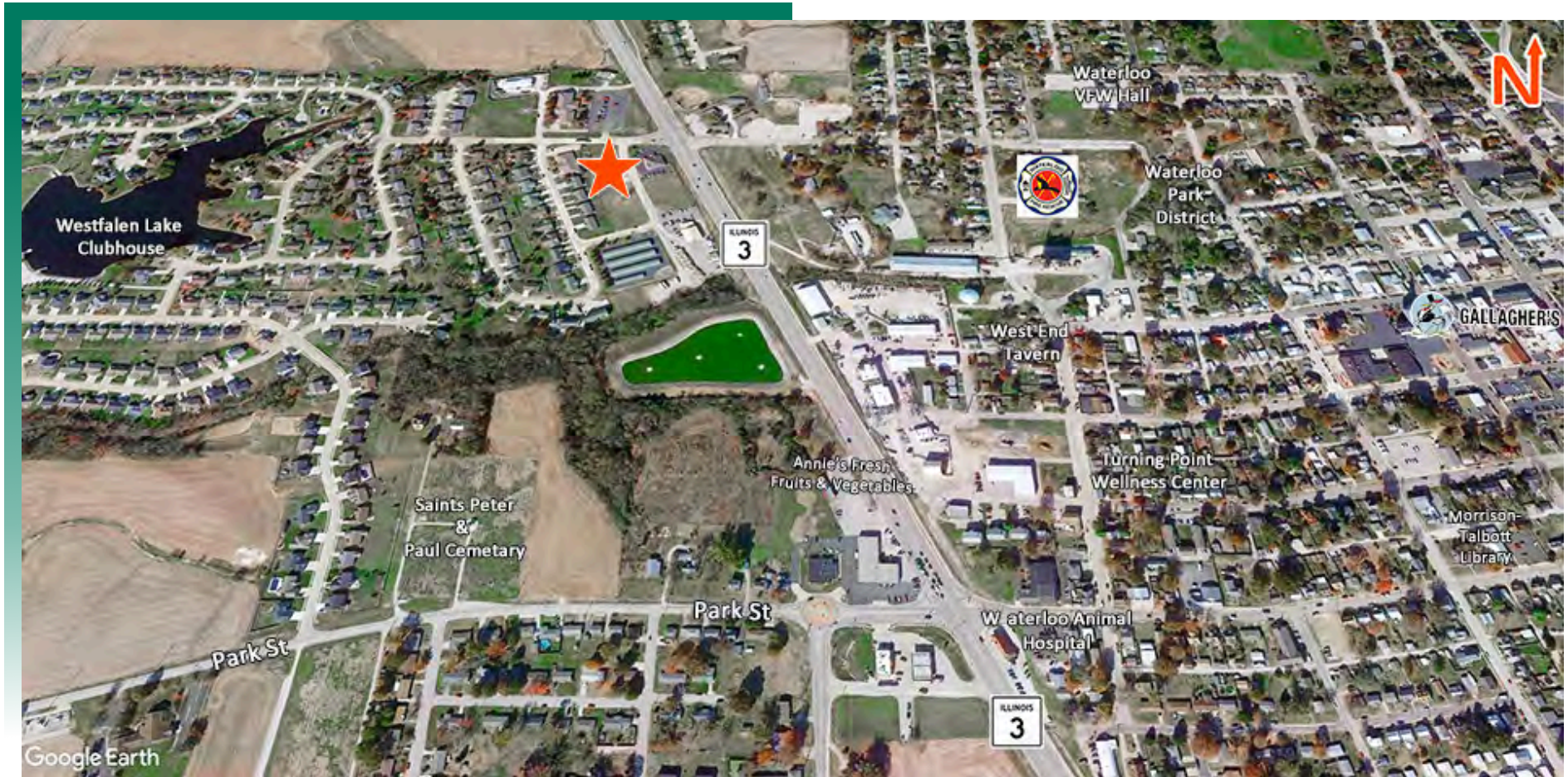
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AREA MAP

217 Westview Plaza Dr. Waterloo, IL 62298



LOCATION OVERVIEW

Located off IL Route 3 (16,500 ADT) and Illinois Ave (1,700 ADT) in Waterloo, IL, in the heart of Monroe County. 20 minutes from downtown St. Louis, Missouri.

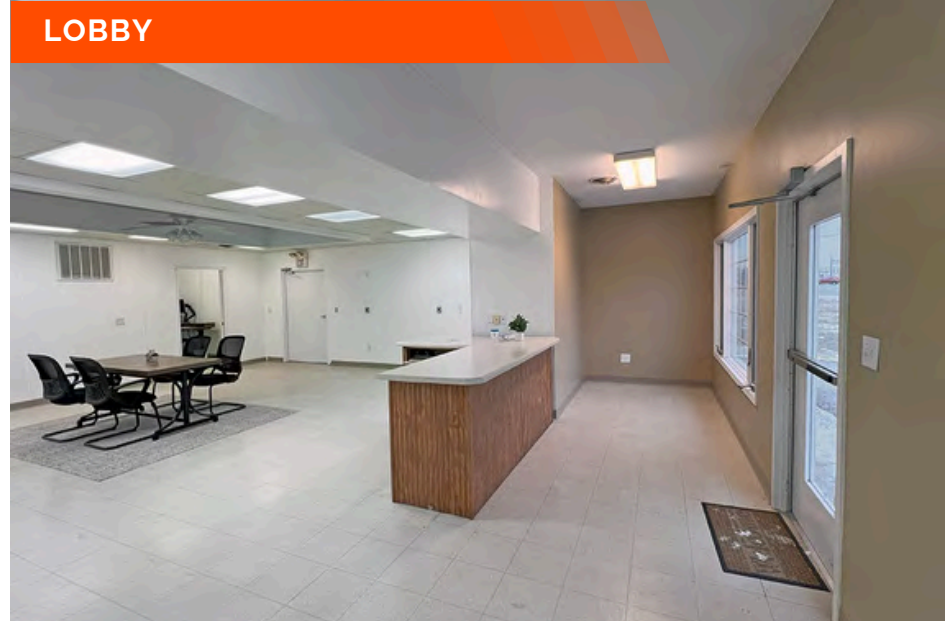
IMAGES/SPACE DESCRIPTION

217 Westview Plaza Dr., Waterloo, IL

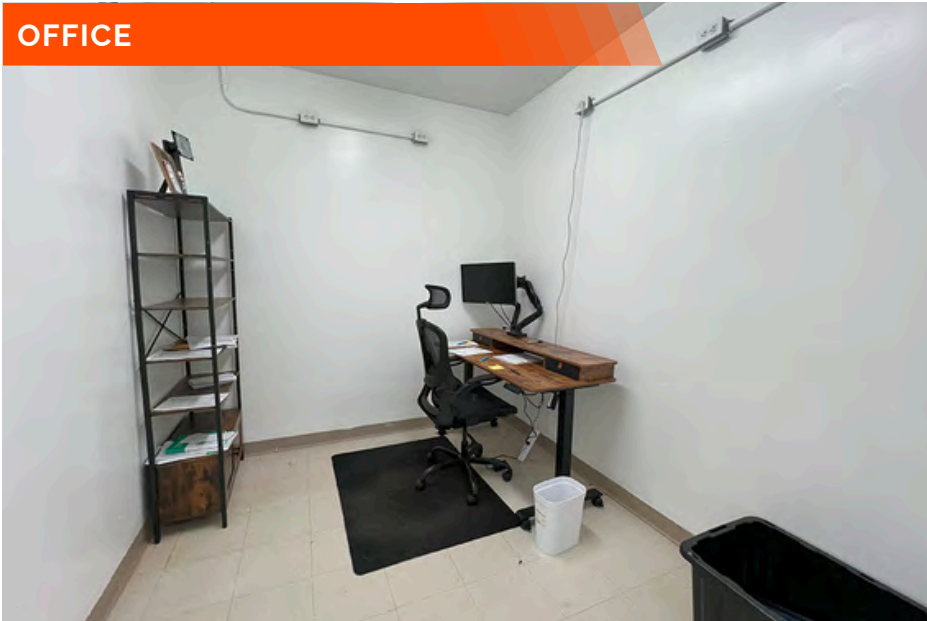
OPEN WORK SPACE



LOBBY



OFFICE



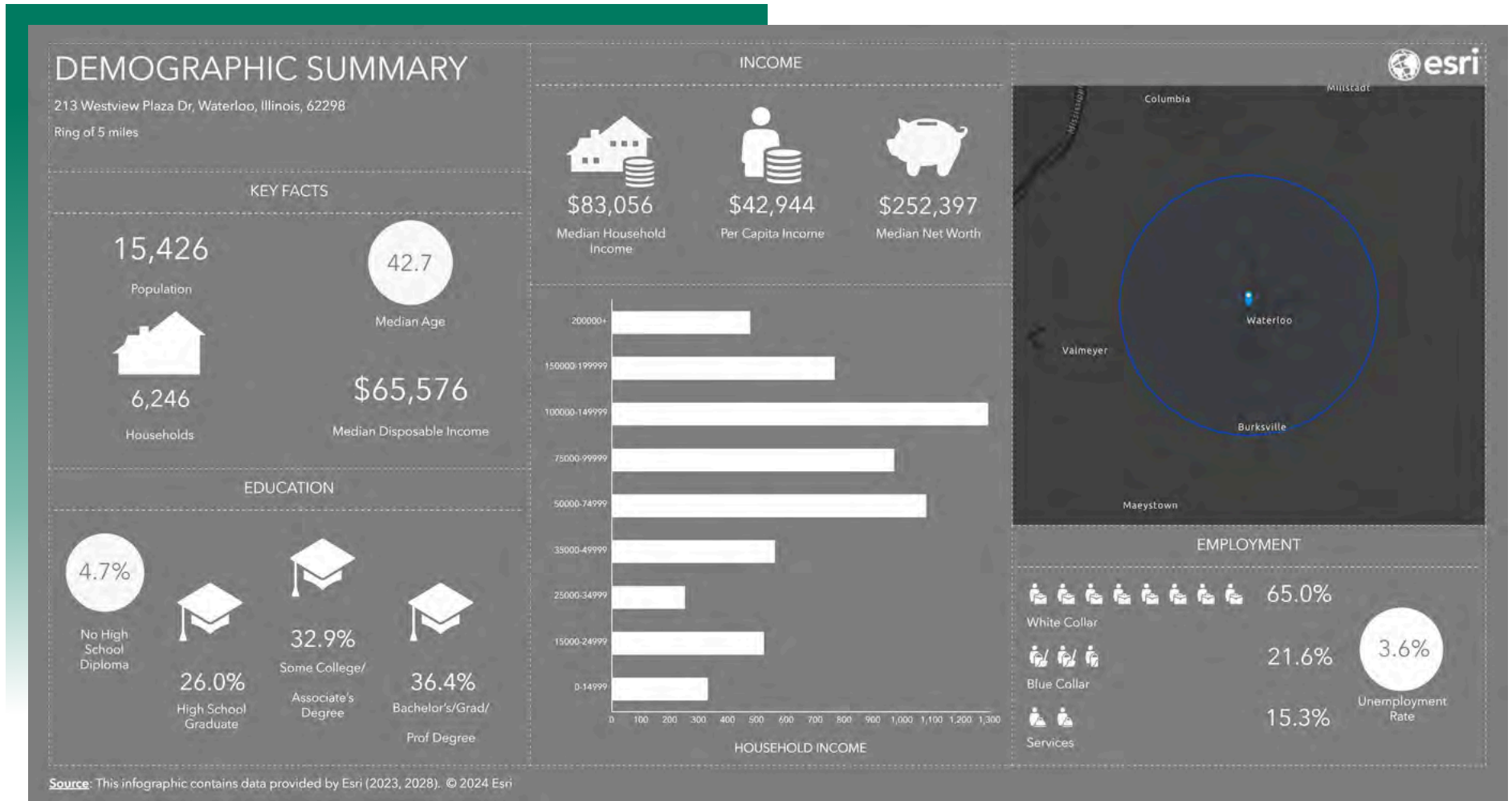
KITCHENETTE



1,200 SF Suite features a reception desk and waiting area. An open floor plan with kitchenette, an ADA compliant restroom, two private offices and a utility/storage area with a washer/dryer hook up.

DEMOGRAPHICS

217 Westview Plaza Dr. Waterloo, IL 62298



OFFICE/RETAIL SUMMARY

217 WESTVIEW PLAZA DRIVE

LISTING # 3043

LOCATION DETAILS:

Parcel # 2,400
County: IL - Monroe
Zoning: WB2

PROPERTY OVERVIEW:

Building SF: 2,400
Vacant SF: 1,200
Min Divisible SF: 1,200
Max Contig SF: 1,200
Office SF: 1,200
Retail SF: 1,200
Signage: On Building
Lot Size: 0.37 Acres
Frontage: 121'
Depth: 156'
Parking Spaces: 20
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1997
Renovated: 2023
Ceilings: 9'-12'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$12.00/SF
Lease Type: NNN
NNN Expenses: \$3.00

FINANCIAL INFORMATION:

Taxes: \$3,398.68
Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: Route 3 (16,500) Illinois Ave (1,700)

PROPERTY DESCRIPTION:

Office/retail suite with 1,200 SF available. 1,200 SF is currently leased to The Beauty Room a full service Hair Salon. The adjacent available suite was previously used as a dog grooming service and recently renovated. This 1,200 space features a reception desk and waiting area. An open floor plan with a kitchenette. 1 ADA compliant restroom, and two offices. Utility and storage area has a washer/dryer hook up.