

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

4021 N Illinois St.  
Swansea, IL 62226



**HIGHLY VISIBLE OFFICE/RETAIL PROPERTY ON 1/2 ACRE LOT**

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

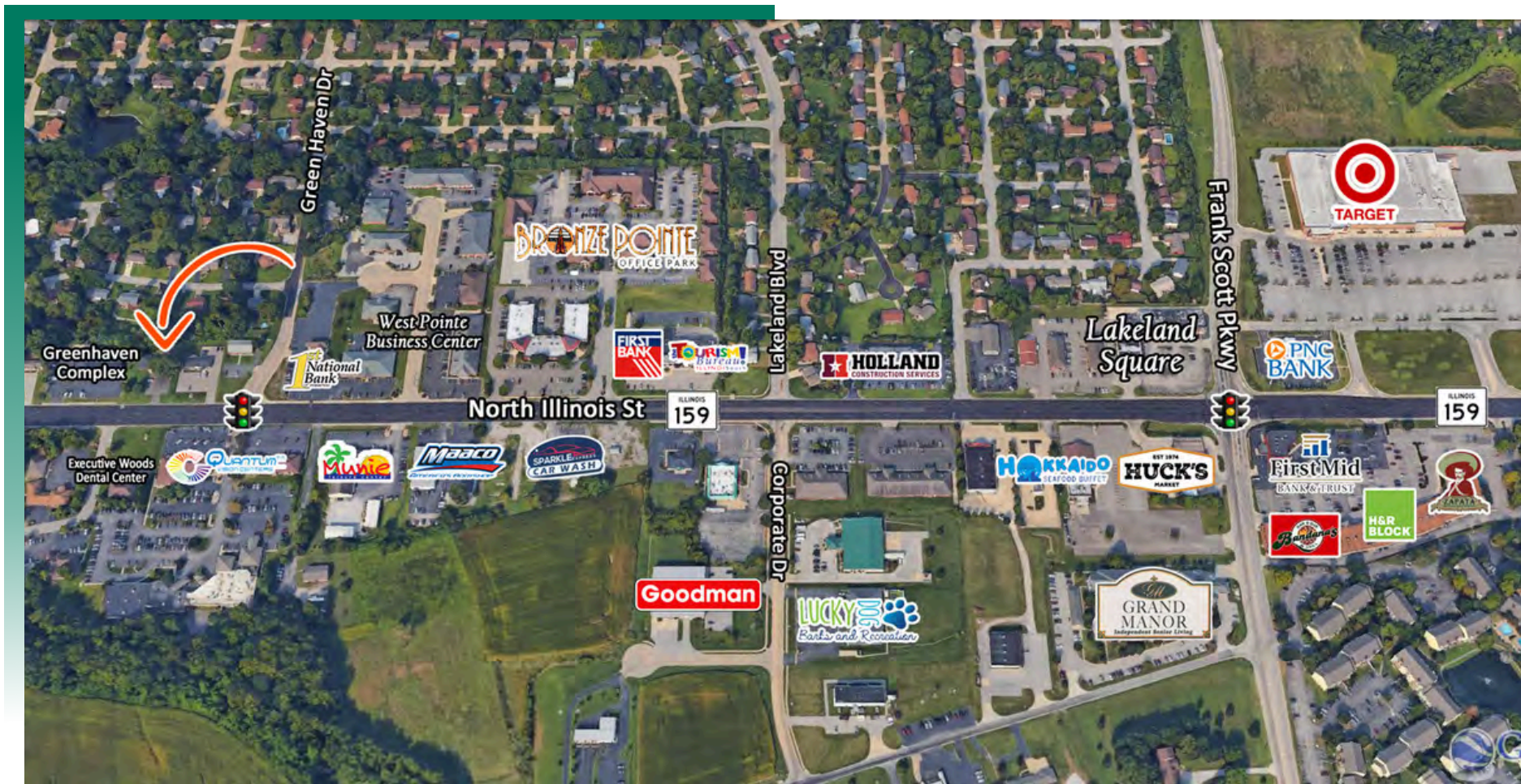
**Katie Bush**  
Broker Associate  
Office: (618) 277-4400 (Ext. 27)  
Cell: (701) 213-3301  
katieb@barbermurphy.com

**LaRae Bigard**  
Broker Associate  
Office: (618) 277-4400 (Ext. 48)  
Cell: (618) 553-6340  
laraeb@barbermurphy.com



# AREA MAP

4021 N Illinois St., Swansea, IL



## LOCATION OVERVIEW

Excellent high visibility location with monument signage on highway 159/North Illinois Street where traffic reaches over 16,400 cars on a daily basis.

# PROPERTY OVERVIEW

## **DEVELOPMENT POTENTIAL**

Strategically positioned on the Belleville/Swansea municipal boundary along Route 159/North Illinois Street, this 0.58-acre commercial parcel presents an exceptional redevelopment opportunity in a high-visibility corridor.

Quick-Service Restaurant Potential: Site configuration suitable for drive-thru development

Flexible Zoning: Compatible with multiple commercial uses

Established Commercial Corridor: Benefits from strong traffic counts and surrounding retail/service businesses

## **EXISTING STRUCTURE**

The property includes an existing office/retail building offered in as-is condition, providing versatile options

## **OWNER-USER OPPORTUNITY**

Ideal for business owners seeking an immediate operational location

Investment Potential: Complete interior buildout to suit future tenant requirements

Redevelopment Option: Maximize site potential through complete redevelopment

# PROPERTY PHOTOS

4021 N Illinois St., Swansea, IL

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



EXTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

4021 NORTH ILLINOIS STREET

**LISTING #** 3052

## LOCATION DETAILS:

**Parcel #:** 08-04.0-402-029  
**County:** IL - St. Clair  
**Zoning:** PB

## PROPERTY OVERVIEW:

**Building SF:** 2,150  
**Usable Sqft:** 2,150  
**Min Divisible SF:** 2,150  
**Max Contig SF:** 2,150  
**Office SF:** 2,150  
**Retail SF:** 2,150  
**Signage:** monument  
**Lot Size:** 0.58 Acres  
**Frontage:** 120  
**Depth:** 174  
**Parking Spaces:** 15  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1956  
**Yr Renovated:** 2000  
**Building Class:** C  
**Ceilings:** 9'  
**Construction Type:** Mixed

## TAX INCENTIVE ZONES:

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



## SALE INFORMATION:

**Sale Price:** \$325,000  
**Lease Rate:** Contact Broker

## FINANCIAL INFORMATION:

**Taxes:** \$5,498.92  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 16,400

## Property Description

2,150 SF Office/Retail Building in a high visibility location on IL Route 159. Situated on 0.58 acres - potential redevelopment site.



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Broker Associate  
O: (618) 277-4400  
C: (701) 213-3301  
katieb@barbermurphy.com

**LARAE BIGARD**

Broker Associate  
O: (618) 277-4400  
C: (618) 604-0250  
laraeb@barbermurphy.com