

# FOR SALE

5400-5440 N Illinois St  
Fairview Heights, IL 62208



MR. APPLIANCE  
SPEEDY EXPERT SERVICE  
a neighborly company

Sheridan's  
FROZEN CUSTARD  
MADE FRESH ALL DAY

ILLINOIS  
159

N Illinois St.

BEST WASH  
LAUNDROMAT

car  
TIRE & AUTO

Fairview  
Plaza

## INVESTMENT - OWNER/USER OPPORTUNITY

**BARBERMURPHY**

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

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# PROPERTY PHOTOS

5400-5440 N Illinois St., Fairview Heights

5400 N ILLINOIS



5440 N ILLINOIS



- Investment Properties/Owner User Opportunity
- (2) 4,140 SF Buildings
- Currently 6.79% CAP rate with the vacancy

# VACANCY

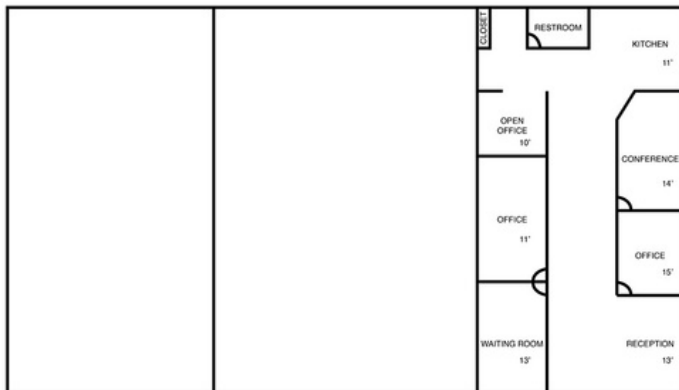
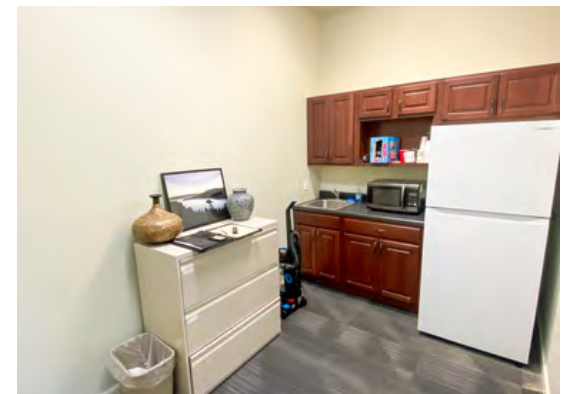
5400 N Illinois St., Fairview Heights

5400 N ILLINOIS



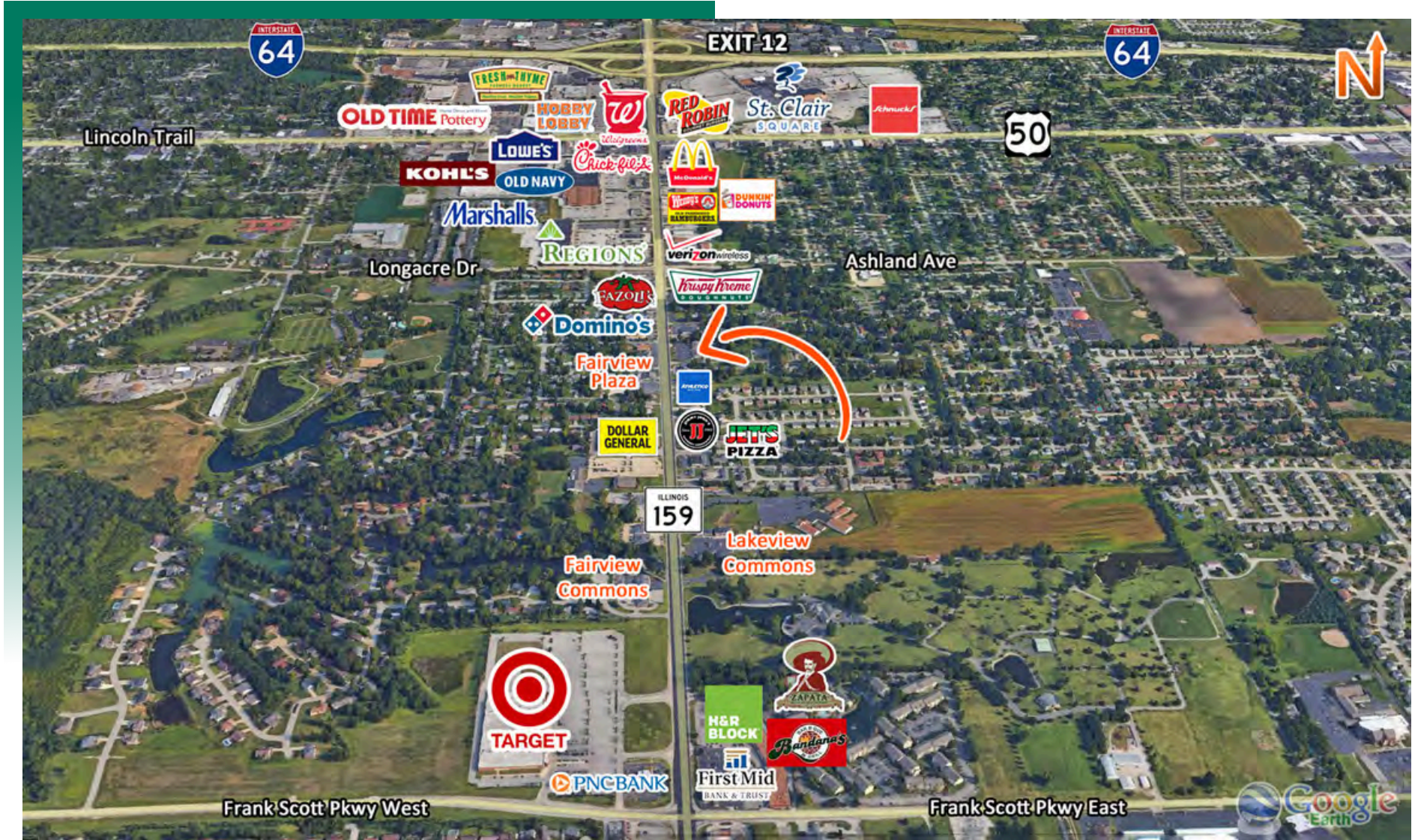
## 1,380 SF EXECUTIVE OFFICE FOR LEASE

- Open reception area
- Separate waiting room
- (3) Offices
- Conference room
- Kitchen area
- 1 ADA restroom



# AREA MAP

5400-5440 N Illinois St., Fairview Heights



## LOCATION OVERVIEW

Located on N Illinois St (IL Route 159) minutes from I-64 (exit 12). 24,000+ ADT on IL Route 159.

# OFFICE/RETAIL PROPERTY SUMMARY

5400 -5440 NORTH ILLINOIS STREET

**LISTING #** 3032

## LOCATION DETAILS:

**Parcel #:** 03-34.0-102-004  
**County:** IL - St. Clair  
**Zoning:** Planned Business

## PROPERTY OVERVIEW:

**Building SF:** 8,280  
**Vacant SF:** 1,380  
**Min Divisible SF:** 1,380  
**Max Contig SF:** 4,140  
**Office SF:** 8,280  
**Signage:** Marquee  
**Lot Size:** 0.59 Acres  
**Frontage:** 200  
**Depth:** 115  
**Parking Spaces:** 52  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2005  
**Building Class:** B  
**Ceilings:** 8'-9'

## TAX INCENTIVE ZONES:

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



## SALE INFORMATION:

**Sale Price:** \$1,400,000  
**Price / SF:** \$338.16

## FINANCIAL INFORMATION:

**Taxes:** \$12,578.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 24,200

## PROPERTY DESCRIPTION:

1,380 SF Executive Office For Lease  
Office offers an open reception area with a separate waiting room, 3 offices, conference room, kitchen area, and 1 ADA restroom.  
Building has 50 parking spaces and was last used as an executive office space. Marquee and Building Signage included.

Investment Properties/Owner User Opportunity  
Two building that are 4,140 SF Each.  
currently 6.79% CAP rate with the vacancy.



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