

FOR SALE

100 E Main St.,
Mascoutah, IL 62258



3,612 SF MIXED-USE BUILDING

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

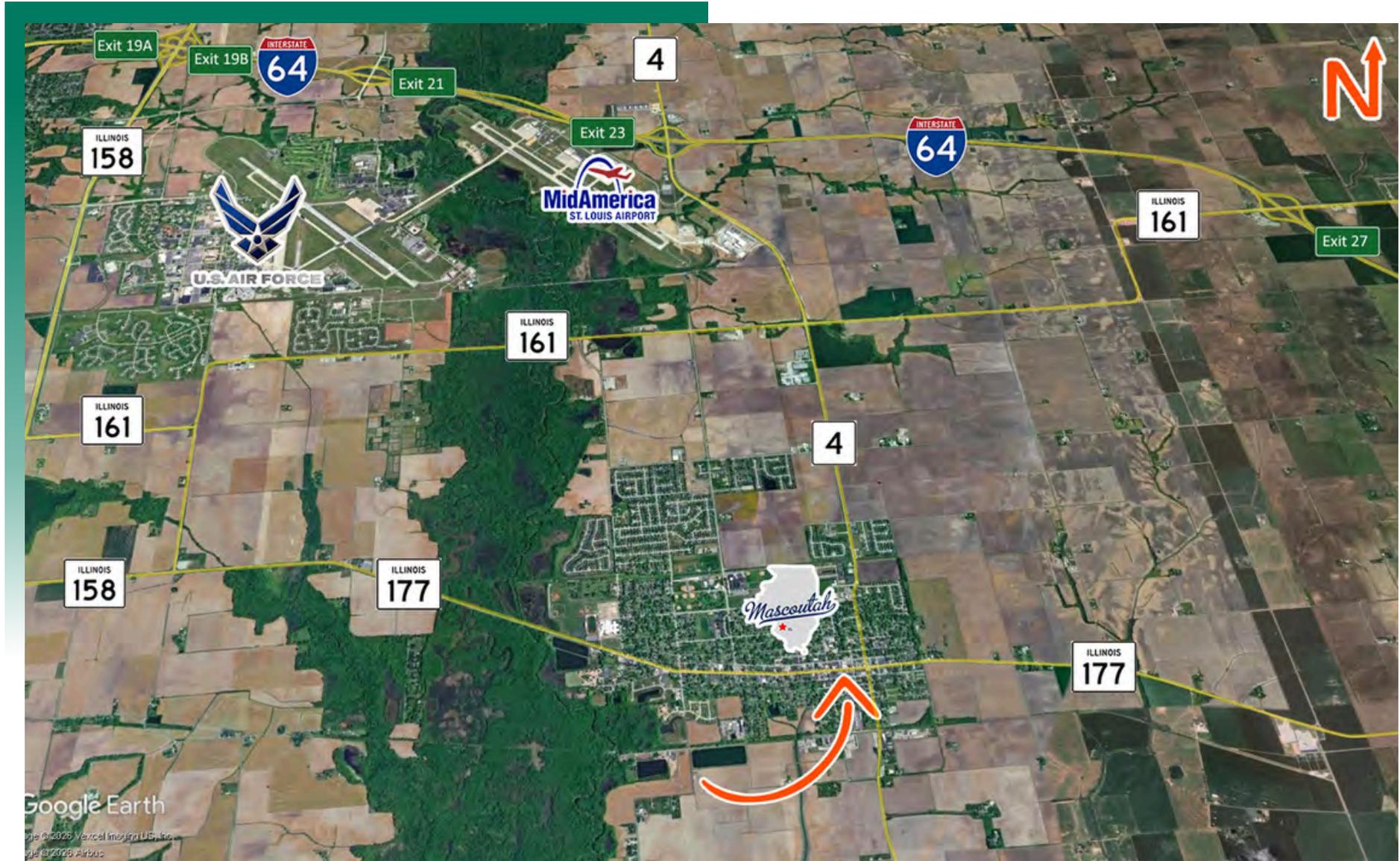
Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



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.

AREA MAP

100 E Main St., Mascoutah, IL 62258



LOCATION OVERVIEW

Downtown Mascoutah Business District.

OFFICE/RETAIL PROPERTY SUMMARY

100 E MAIN ST

LISTING # 3179

LOCATION DETAILS:

Parcel #: 10-32.0-145-001
County: IL - St. Clair
Zoning: DC - Downtown Commercial

PROPERTY OVERVIEW:

Building SF: 3,612
Vacant SF: 3,612
Usable Sqft: 3,612
Min Divisible SF: 3,612
Office SF: 2,280
Retail SF: 2,280
Signage: Building
Lot Size: 0.08 Acres
Frontage: 50
Depth: 100
Parking Spaces: 4
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1900
Yr Renovated: 2025
Ceilings: 8' - 12'
Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$150,000
Price / SF: \$41.53

FINANCIAL INFORMATION:

Taxes: \$5,767.54
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 4,550

PROPERTY DESCRIPTION:

1 1/2 Story partially rehabbed office/retail/apartment mixed use building. 2,280 SF Main level former doctors office. Multiple offices, waiting room, 2 kitchens, 2 restrooms and storage rooms. Could be divided into 2 separate suites. 1,332 SF second story apartment with private entrance. 3 bedroom, living & dining room, kitchen and full bathroom.



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