



2,030 SF FORMER MEDICAL OFFICE FOR SALE

2900 Frank Scott Pkwy W., #914 Belleville, IL 62223

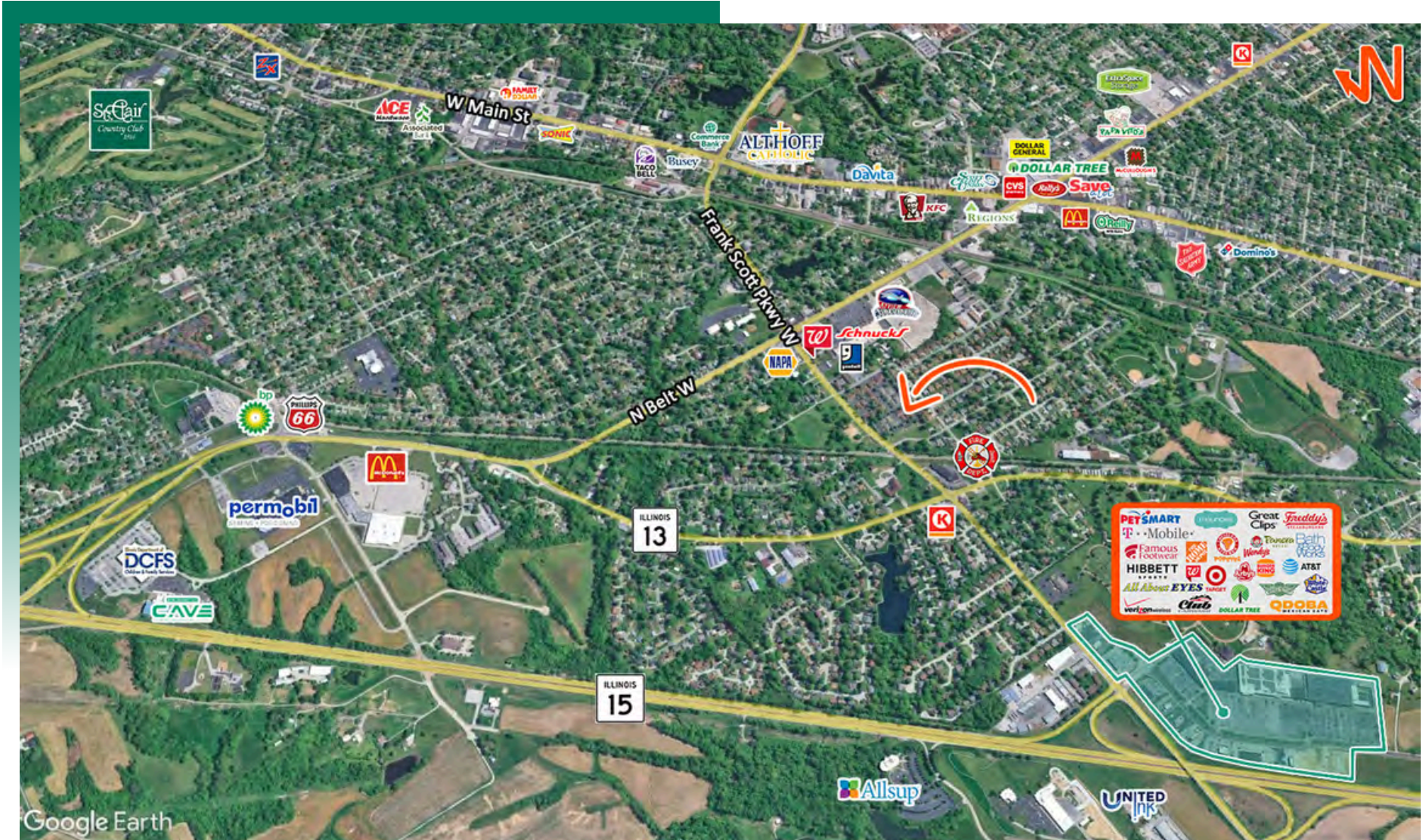
BARBERMURPHY
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AREA MAP

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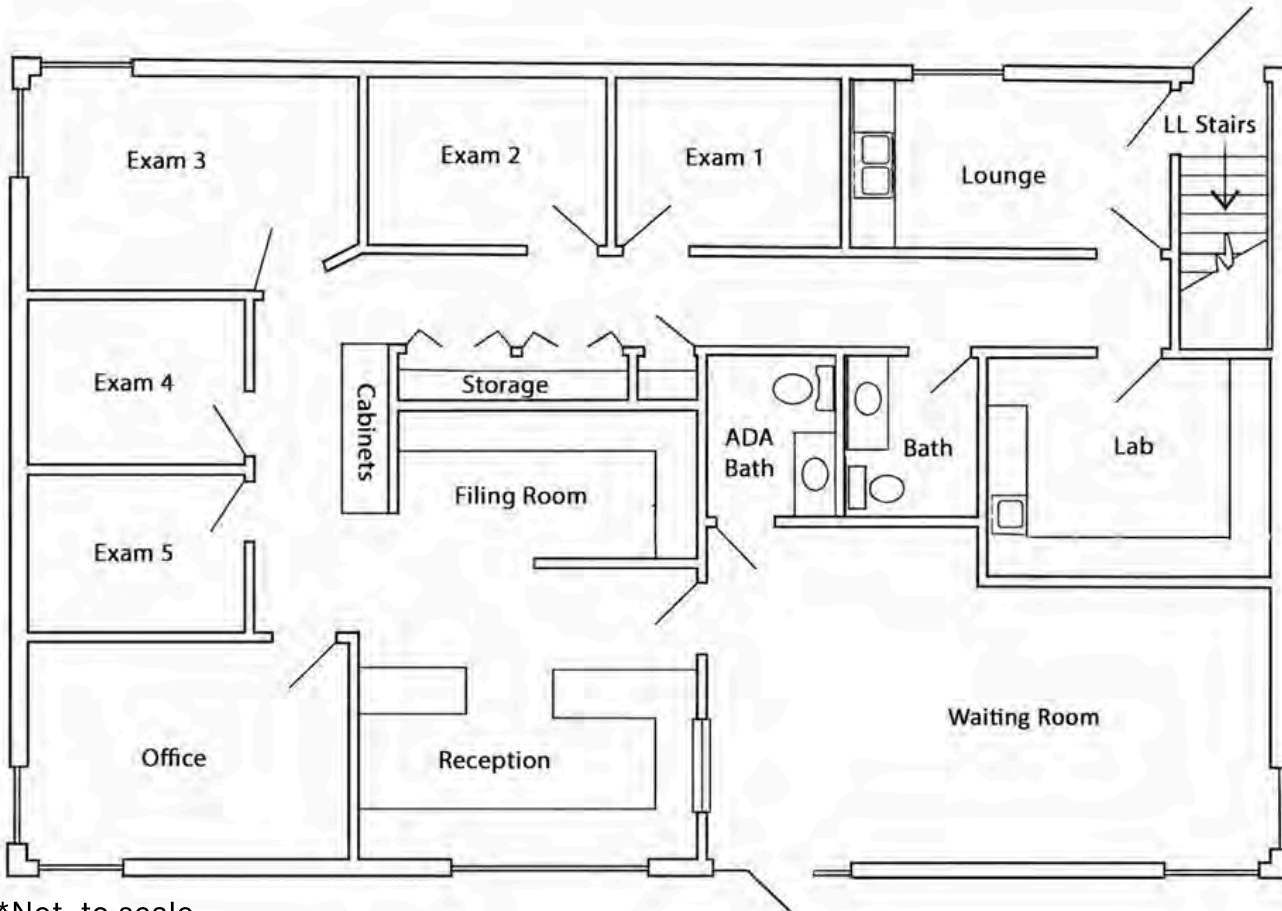


LOCATION OVERVIEW

Office is located in the well established Copper Bend Centre office park just off Frank Scott Parkway. The former pediatrician office is less than 1 mile from IL Route 15 and surrounded by many area amenities.

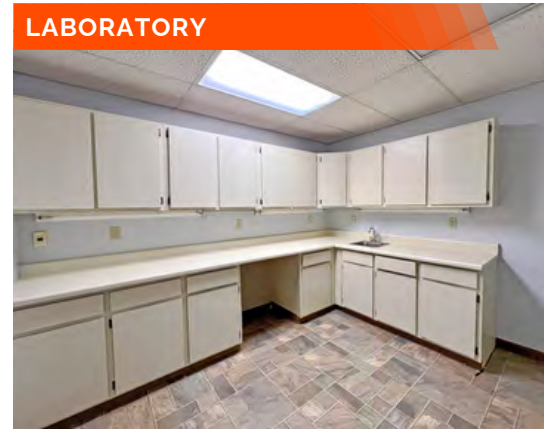
FLOOR PLAN & PROPERTY PHOTOS - MAIN LEVEL

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*Not to scale

LABORATORY



FILING AREA



ADMINISTRATION/RECEPTION



WAITING ROOM

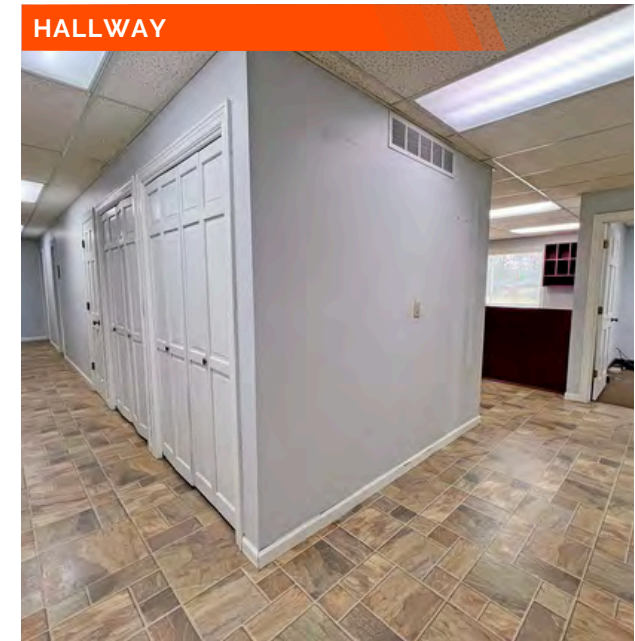
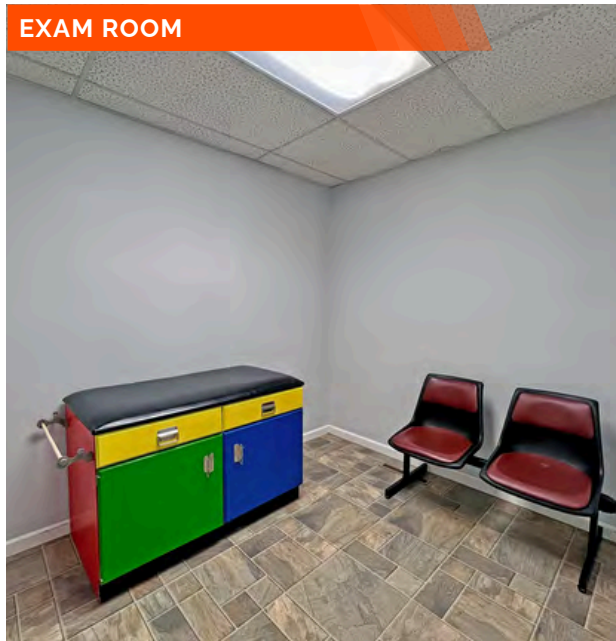
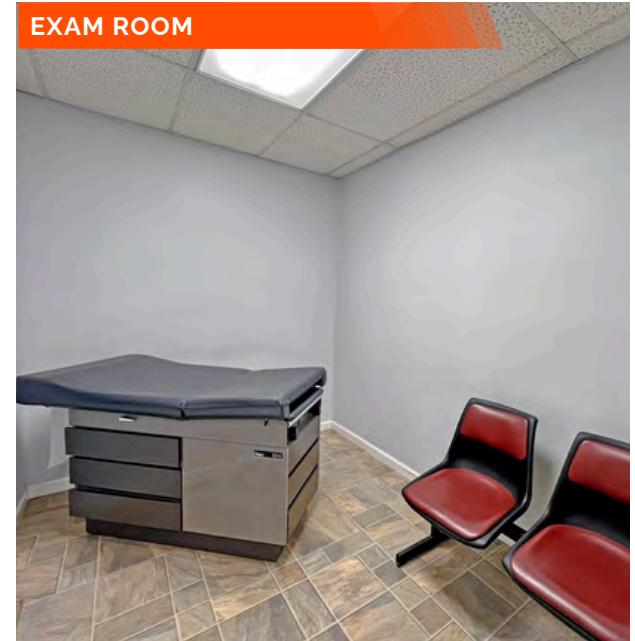
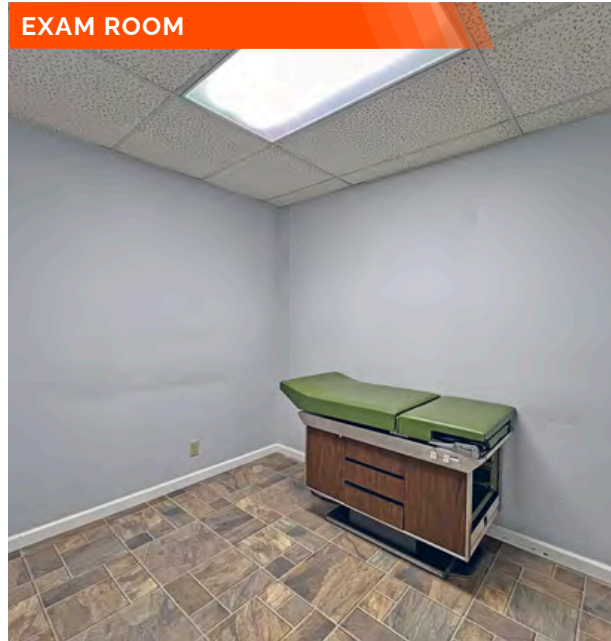


STAFF BREAKROOM



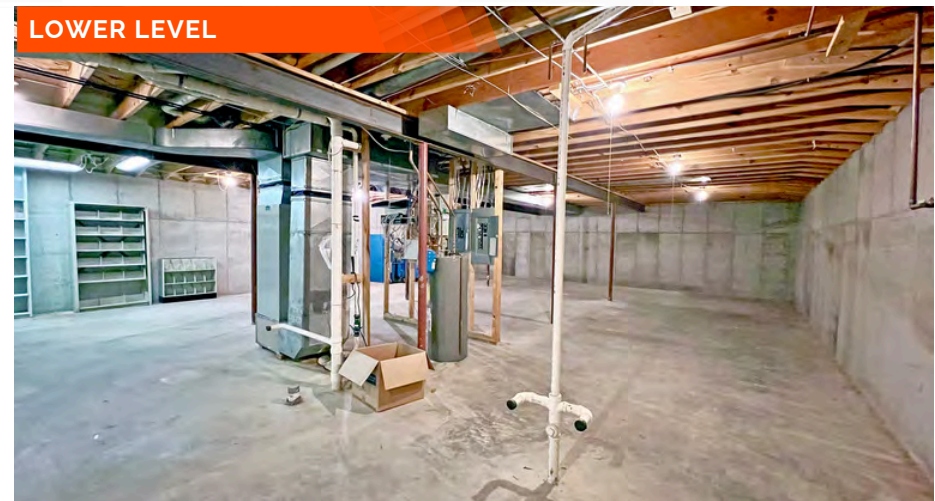
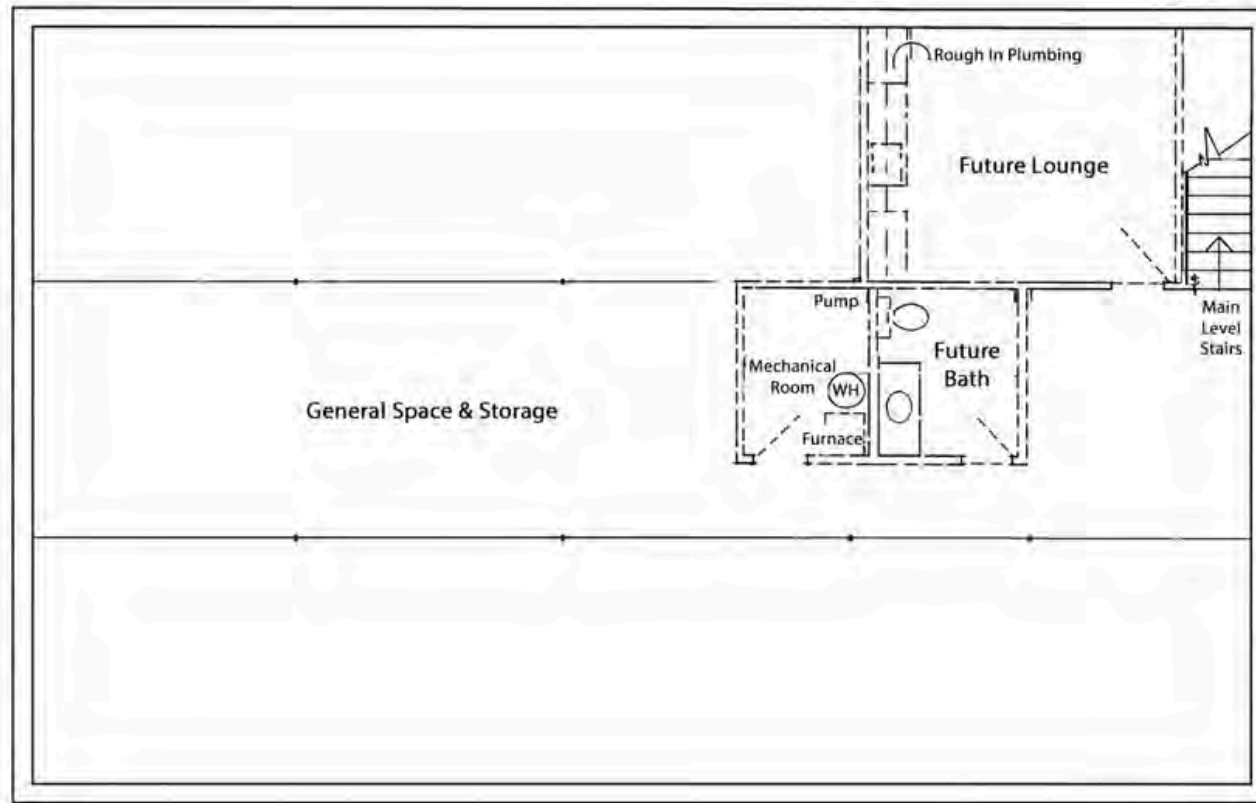
PROPERTY PHOTOS - MAIN LEVEL

2900 Frank Scott Pkwy W., #914 Belleville, IL 62223



FLOOR PLAN & PROPERTY PHOTOS - LOWER LEVEL

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OFFICE/RETAIL PROPERTY SUMMARY

2900 FRANK SCOTT PKWY W #914

LISTING # 2304

LOCATION DETAILS:

Parcel #: 08-18.0-101-047
County: IL - St. Clair
Zoning: PUD

PROPERTY OVERVIEW:

Building SF: 2,030
Vacant SF: 2,030
Usable Sqft: 2,030
Min Divisible SF: 2,030
Office SF: 2,030
Signage: Building
Lot Size: 0.05 Acres
Frontage: 57.42
Depth: 40
Parking Spaces: 16
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1984
Yr Renovated: 2019

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$149,900
Price / SF: \$73.84

FINANCIAL INFORMATION:

Taxes: \$4,285.82
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 13,000

PROPERTY DESCRIPTION:

2,030 SF medical office features 5 exam rooms (no water), 1 laboratory, staff break room, 2 restrooms (1 ADA), oversized waiting room, filing room with storage, administration area and 1 private physician office. Full, unfinished basement (2,030 SF). A few of the exam tables will remain on site along with waiting room chairs. Excellent curbside parking with quick access within Copper Bend. Additional employee parking in southeast corner of the complex.



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