

FOR SALE
-AND-
FOR LEASE

10326 Lincoln Trail
Fairview Heights, IL
62208



1,680 SF OFFICE BUILDING

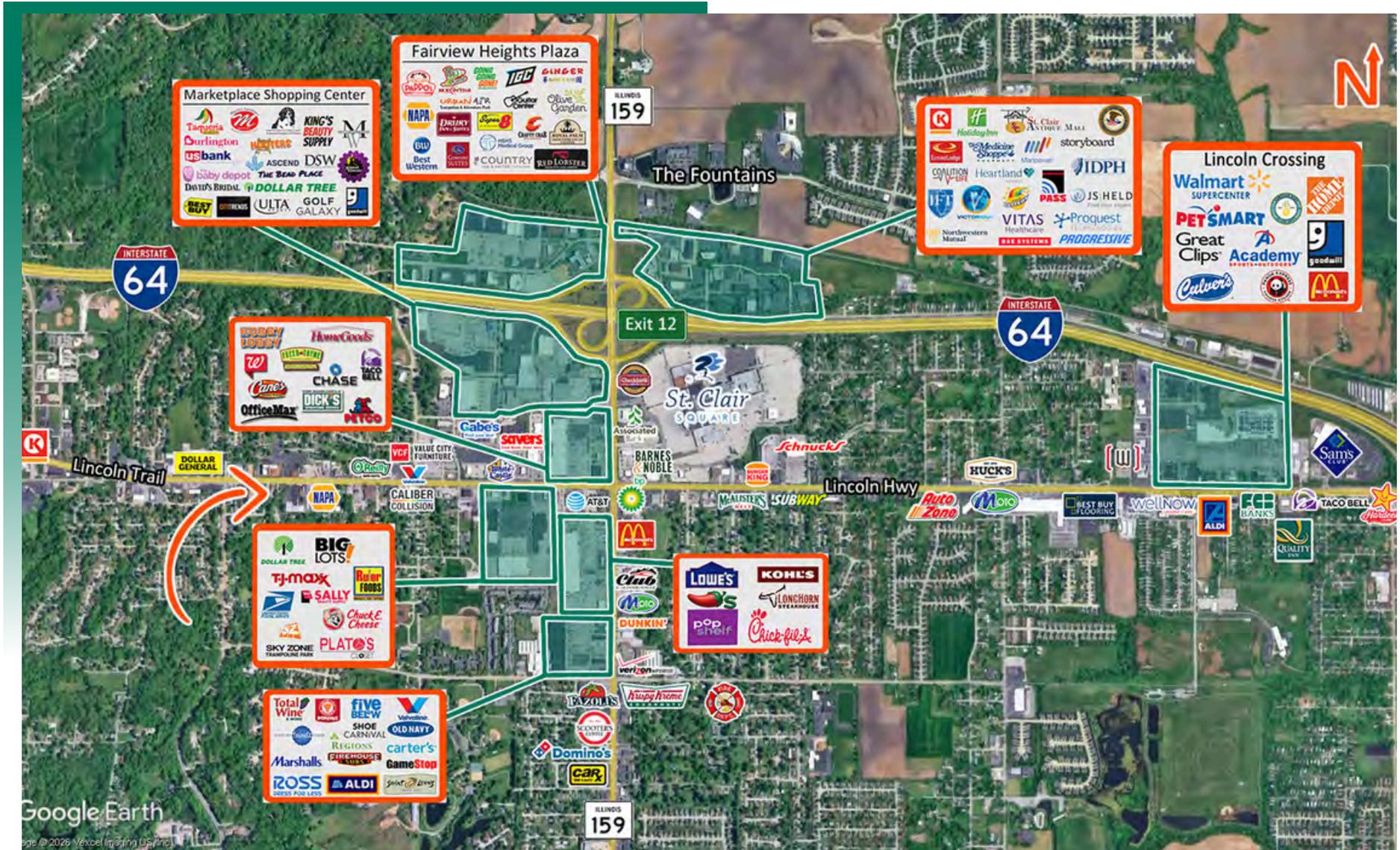
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AREA MAP

10326 Lincoln Trail, Fairview Heights, IL 62208

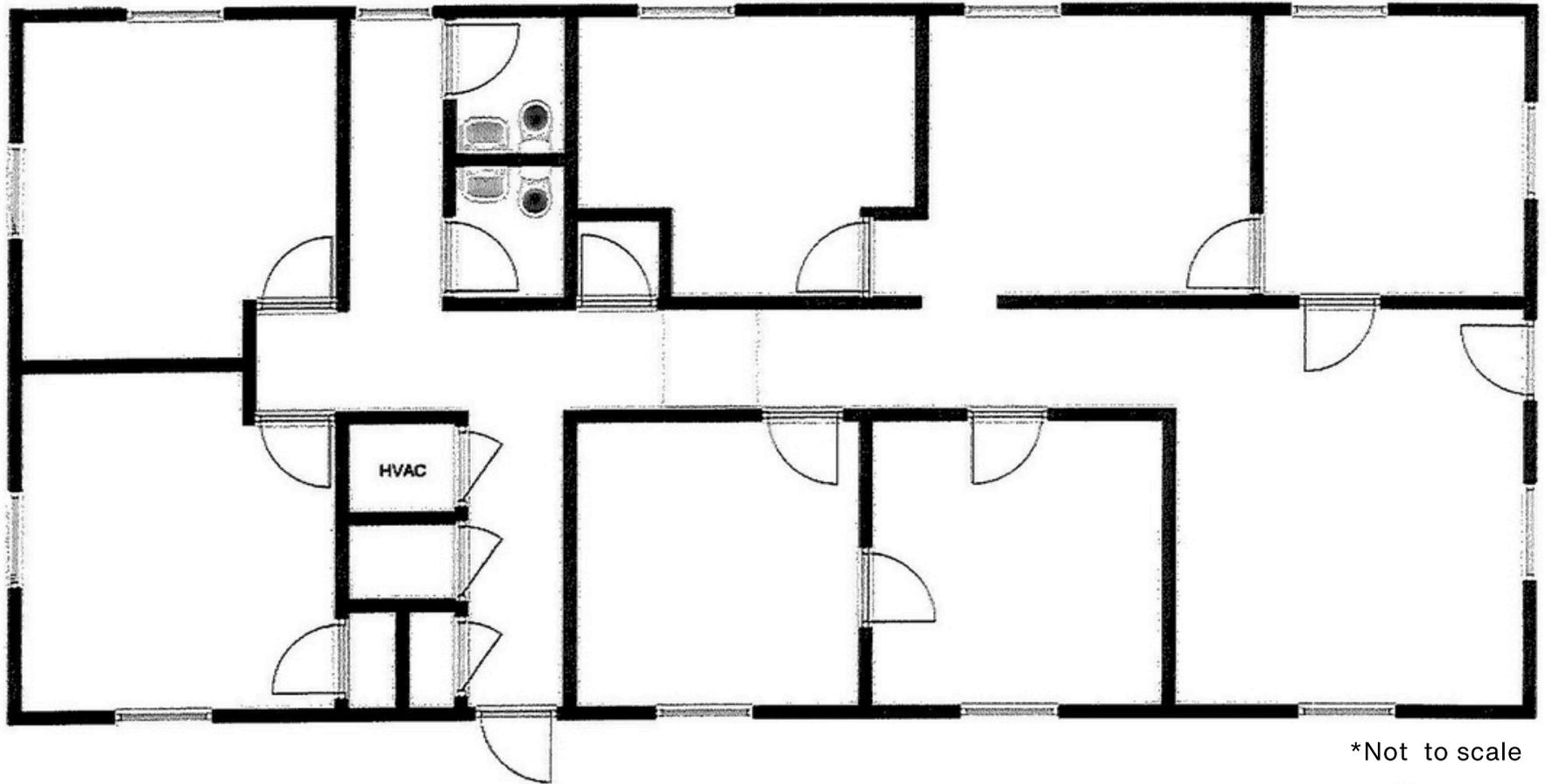


LOCATION OVERVIEW

Located in a high traffic area on Lincoln Trail in Fairview Heights. This is a heavy retail/office location.

FLOOR PLAN

10326 Lincoln Trail, Fairview Heights, IL 62208



*Not to scale

1,680 SF former attorney's office for sale and lease. It has a reception area, six offices, a conference room (or a 7th Office), and a break area in the basement with storage. Asphalt parking lot with 10 spaces. Recent interior updates.

PROPERTY PHOTOS

10326 Lincoln Trail, Fairview Heights, IL 62208

ENTRY ROOM FRONT



OFFICE



ENTRY ROOM REAR



CONFERENCE ROOM



OFFICE/RETAIL PROPERTY SUMMARY

10326 LINCOLN TRAIL

LISTING # 3080

LOCATION DETAILS:

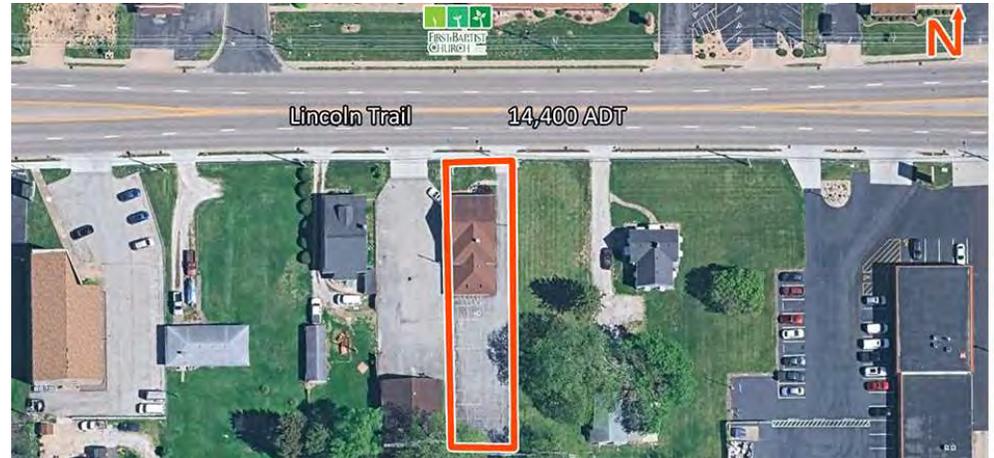
Parcel #: 03-28.0-300-007
County: IL - St. Clair
Zoning: B-3 - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 1,680
Vacant SF: 1,680
Min Divisible SF: 1,680
Max Contig SF: 1,680
Office SF: 1,680
Lot Size: 0.23 Acres
Frontage: 50
Depth: 210
Parking Spaces: 10
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1940
Ceilings: 8'
Construction Type: Brick



SALE/LEASE INFORMATION:

REDUCED Sale Price: \$139,900
Price / SF: \$83.27
Lease Rate: \$2,000/Month
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$5,070.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14800

PROPERTY DESCRIPTION:

1,680 SF former attorney's office for sale and lease. It has a reception area, six offices, a conference room (or a 7th Office), and a break area in the basement with storage. Asphalt parking lot with 10 spaces. Recent interior updates.

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