

FOR SALE
-AND-
FOR LEASE

12 Emerald Terrace,
Swansea, IL 62226



OWNER/USER OFFICE INVESTMENT | 2,615 SF OFFICE SUITE FOR LEASE

BARBERMURPHY
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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

12 Emerald Terrace, Swansea, IL 62226

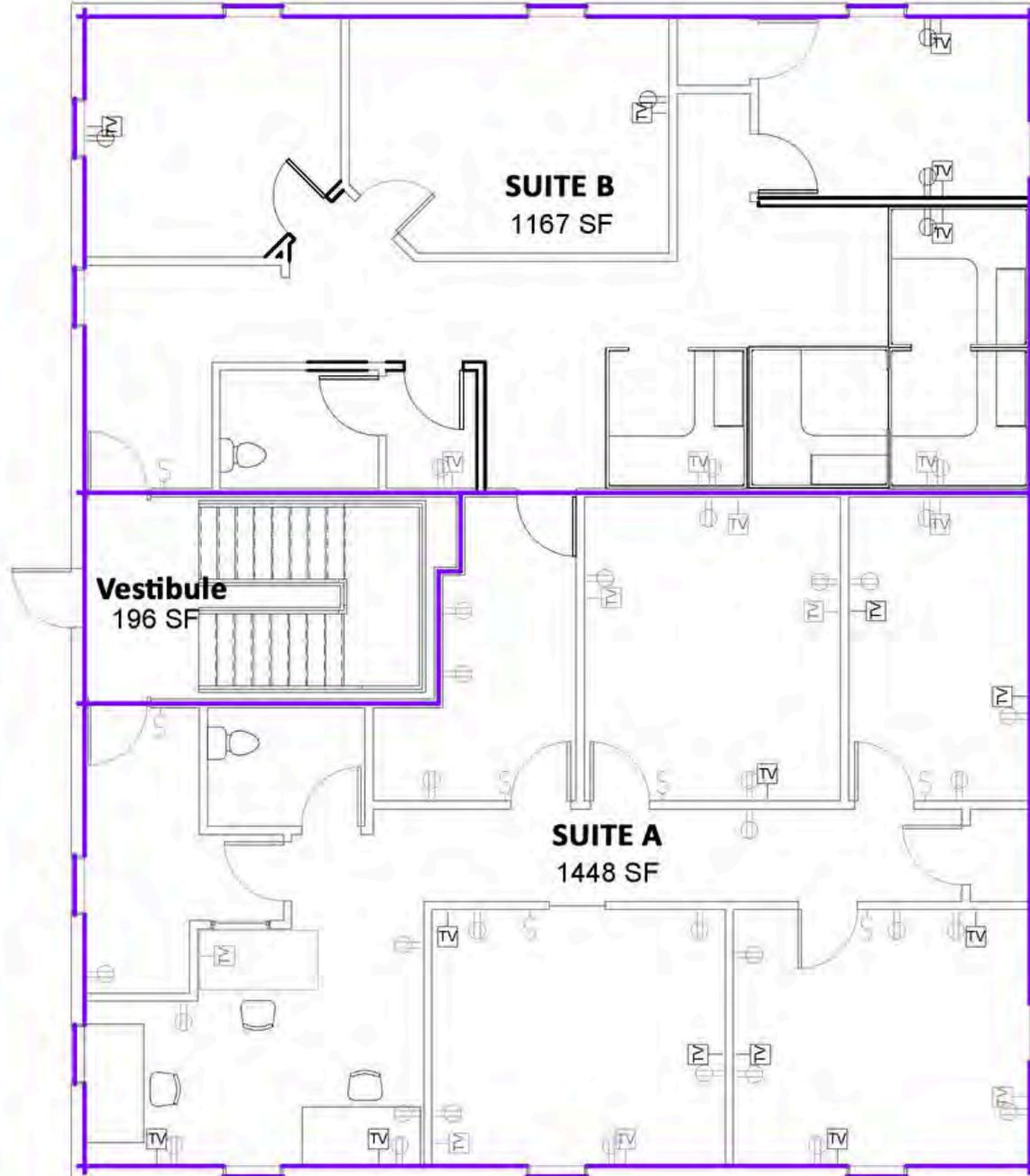


LOCATION OVERVIEW

Ideally situated in the established Emerald Terrace Professional Park, 12 Emerald Terrace offers a premier Swansea location with immediate access to IL-159, I-64, I-255, IL-161, and IL-15. The property is centrally positioned near the thriving retail, medical, and business centers of Belleville, Fairview Heights, and O'Fallon, providing exceptional convenience for clients, employees, and ownership alike.

FLOOR PLAN

12 Emerald Terrace, Swansea, IL 62226



*Not to scale

PROPERTY PHOTOS & INFORMATION

12 Emerald Terrace, Swansea, IL 62226

SHARED VESTIBULE



SHARED KITCHENETTE



SHARED VESTIBULE



VALUE-ADD OWNER/USER OFFICE INVESTMENT FOR SALE

Rents from lower level would
supplement monthly debt service.

Contact broker for details

CAP Rate: 6.97% NOI: \$36,598

SALE PRICE: \$525,000

PROPERTY PHOTOS & INFORMATION - SUITE A

12 Emerald Terrace, Swansea, IL 62226

ADMINISTRATION



WAITING ROOM



OFFICE



SUITE A - 1,448 SF

Features 4 large office spaces, administration/check in, waiting room, ADA restroom, and shared kitchenette.

LEASE RATE: \$13.75/SF, NNN

OFFICE



OFFICE



OFFICE



PROPERTY PHOTOS & INFORMATION - SUITE B

12 Emerald Terrace, Swansea, IL 62226

OPEN OFFICE CUBICLES



OFFICE



OFFICE



SUITE B - 1,667 SF

Features 3 offices, open cubicle space, ADA restroom, and shared kitchenette.

LEASE RATE: \$13.75/SF, NNN

OFFICE/RETAIL PROPERTY SUMMARY

12 EMERALD TERRACE

LISTING # 3208

LOCATION DETAILS:

Parcel #: 08-09.0-410-015
County: IL - St. Clair
Zoning: Planned Business

PROPERTY OVERVIEW:

Building SF: 5,900
Vacant SF: 2,615
Usable Sqft: 2,615
Min Divisible SF: 1,167
Max Contig SF: 2,615
Office SF: 5,900
Retail SF: 2,615
Lot Size: 0.15 Acres
Frontage: 70
Depth: 70

STRUCTURAL DATA:

Year Built: 1998
Yr Renovated: 2005
Building Class: B
Ceilings: 8' - 9'
Construction Type: Brick - Frame, Brick

INVESTMENT INFORMATION:

CAP Rate: 6.97 %
NOI: \$36,598



SALE/LEASE INFORMATION:

Sale Price: \$525,000
Price / SF: \$88.98
Lease Rate: \$13.75/SF
Lease Type: NNN
NNN Expenses: \$4.10

FINANCIAL INFORMATION:

Taxes: \$11,939.88
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 16,500 on IL-159

PROPERTY DESCRIPTION:

Value-add owner/user office investment for sale. Rents from lower level would supplement monthly debt service. Contact broker for details
Main level (2,615 SF) office suite available for lease. Offices can be demised to 1,167 SF or 1,448 SF.
Suite A features 4 large office spaces, administration/check in, waiting room, ADA restroom, and shared kitchenette.
Suite B features 3 offices, open cubicle space, ADA restroom, and shared kitchenette.
With strong regional connectivity and a highly accessible St. Clair County location, this property is well suited for a wide range of office and professional users.

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