



FOR SALE: 2,706 SF FORMER MEDICAL OFFICE

2900 Frank Scott Pwky W, #960, Belleville, IL 62223

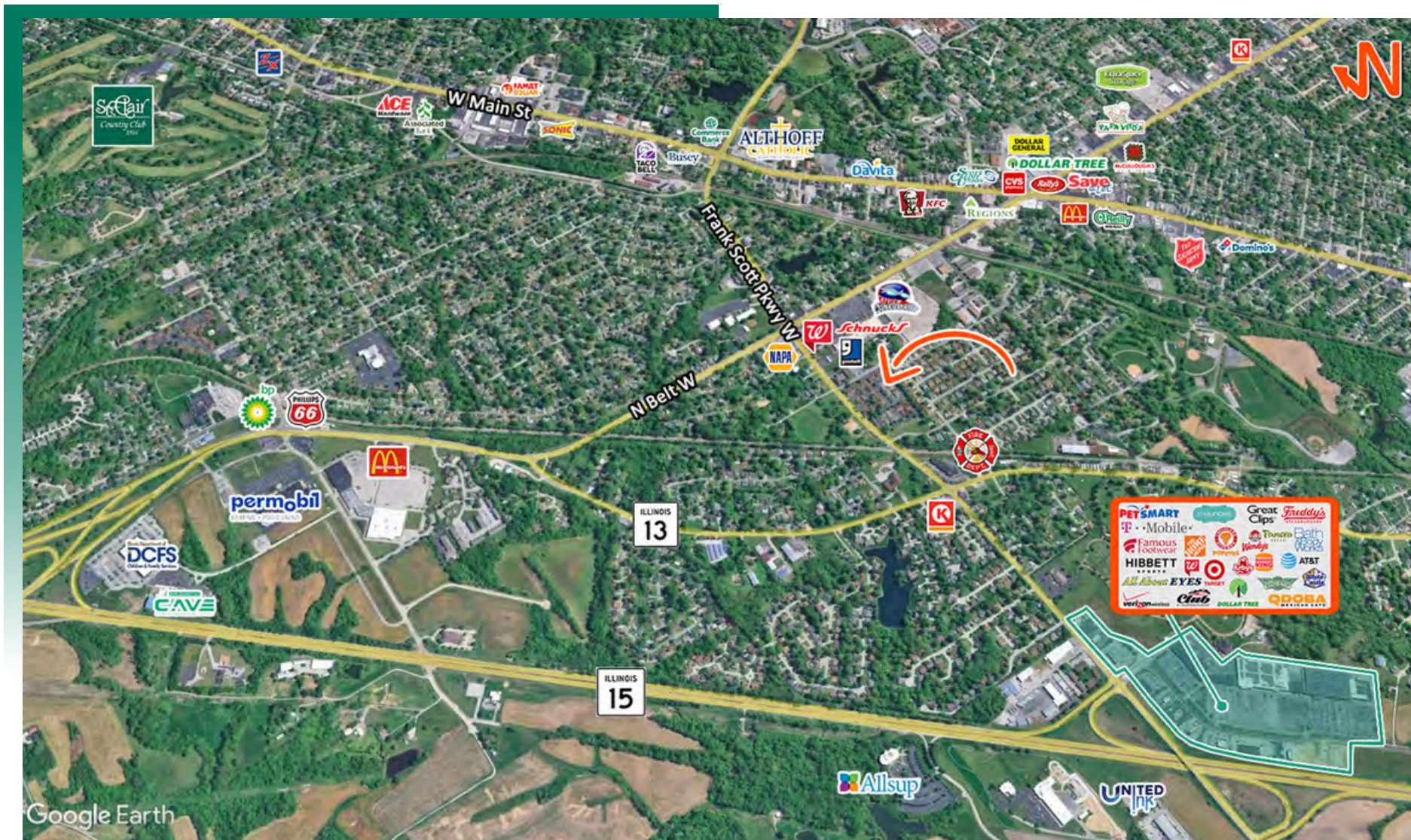
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

2900 Frank Scott Pwky W, #960, Belleville, IL 62223

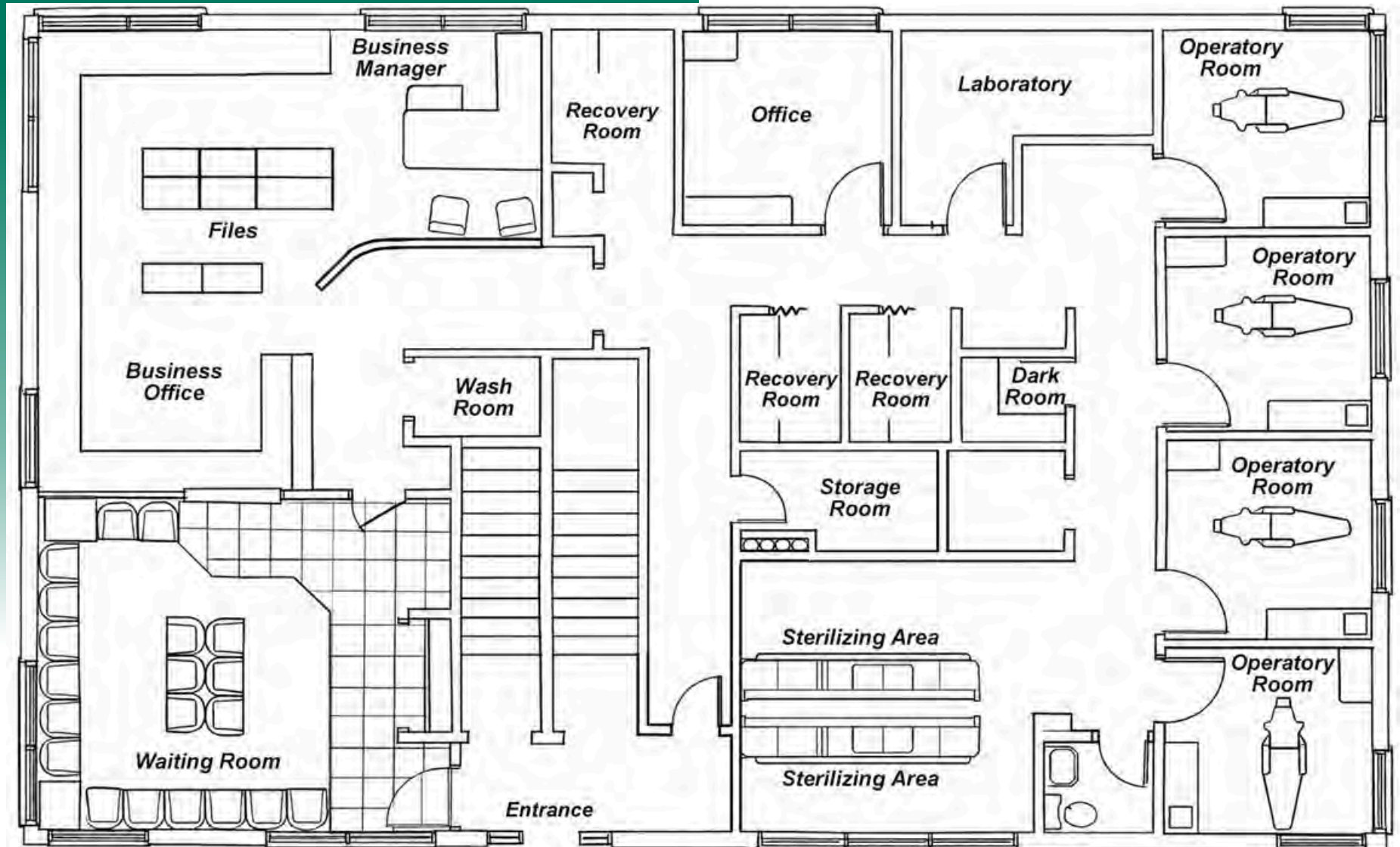


LOCATION OVERVIEW

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

FLOOR PLAN - MAIN LEVEL

2900 Frank Scott Pwky W, #960, Belleville, IL 62223



*Not to scale

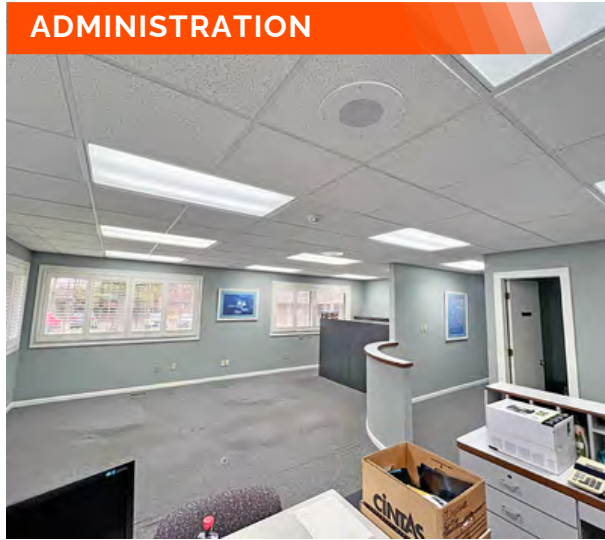
PROPERTY PHOTOS - MAIN LEVEL

2900 Frank Scott Pwky W, #960, Belleville, IL 62223

WAITING ROOM



ADMINISTRATION



EXAM ROOM



LABORATORY



LABORATORY



LABORATORY



Main level features 4 exam rooms with sinks, 3 recovery rooms, 1 CBCT scanner, 2 laboratories (1 pharmacy), private office, 2 restrooms, large waiting room and large administrative area, and filing room.

PROPERTY PHOTOS - MAIN LEVEL

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HALLWAY



PHARMACY CHECK IN



RECOVERY ROOM



PRIVATE OFFICE



CBCT SCANNER



TANK STORAGE



PROPERTY PHOTOS - LOWER LEVEL

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OPEN OFFICE



OFFICE



OFFICE



OFFICE



BREAK ROOM/LOUNGE



KITCHENETTE



Lower level (2,706 SF) is fully built out with 5 private offices (1 could potentially be a conference room), 2 smaller offices/dictation rooms, 2 restrooms, 1 shower, and an employee lounge connected to a conference room.

OFFICE/RETAIL PROPERTY SUMMARY

2900 FRANK SCOTT PKWY W #960

LISTING # 3223

LOCATION DETAILS:

Parcel #: 08-18.0-101-038; 08-18.0-101-041
County: IL - St. Clair
Zoning: PUD

PROPERTY OVERVIEW:

Building SF: 2,706
Vacant SF: 2,706
Usable Sqft: 2,706
Min Divisible SF: 2,706
Max Contig SF: 2,706
Office SF: 2,706
Retail SF: 2,706
Signage: Building
Lot Size: 0.08 Acres
Frontage: 71
Depth: 46
Parking Spaces: 18
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1988
Yr Renovated: 2020
Ceilings: 8' - 9'
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$325,000
Price / SF: \$120.10

FINANCIAL INFORMATION:

Taxes: \$8,225.62
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 13,000

PROPERTY DESCRIPTION:

2,706 SF well-maintained former oral and maxillofacial surgeon's office available for sale. Main level features 4 exam rooms with sinks, 3 recovery rooms, 1 CBCT scanner, 2 laboratories (1 pharmacy), private office, 2 restrooms, large waiting room and large administrative area, and filing room. Lower level (2,706 SF) is fully built out with 5 private offices (1 could potentially be a conference room), 2 smaller offices/dictation rooms, 2 restrooms, 1 shower, and an employee lounge connected to a conference room. (4) HVAC units: 2015, 2012, 2009 and 2006. Water heater: 2019. Excellent location and set up for any type of medical use, including dentists. Building could be easily converted for professional services on both floors. Lookout windows on lower level.



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