

FOR SALE

2900 Frank Scott Pkwy W.
#920
Belleville, IL 62223



2,660 SF FORMER PHARMACY BUILDING

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

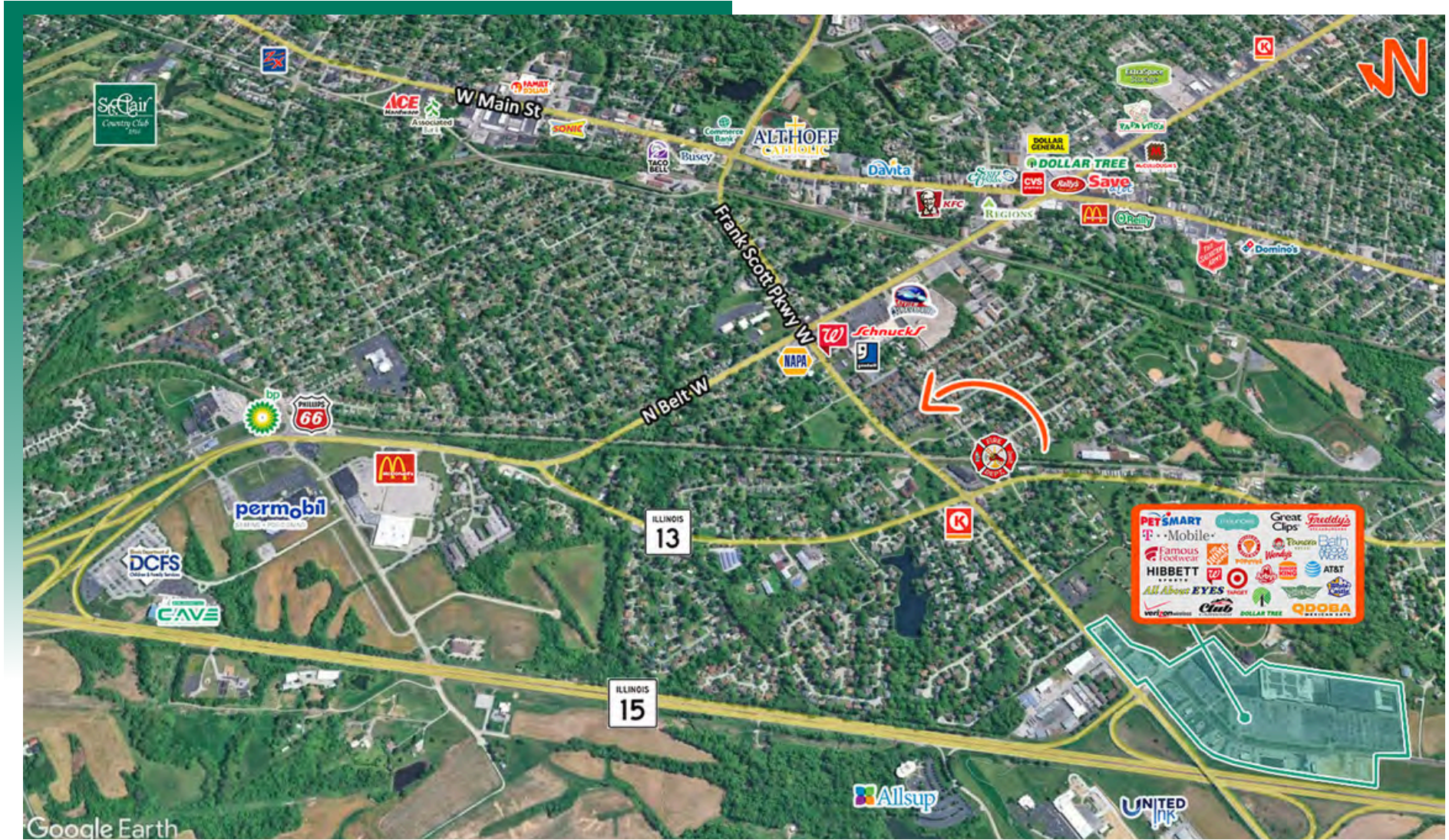
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2900 Frank Scott Pkwy W #920, Belleville, IL 62223

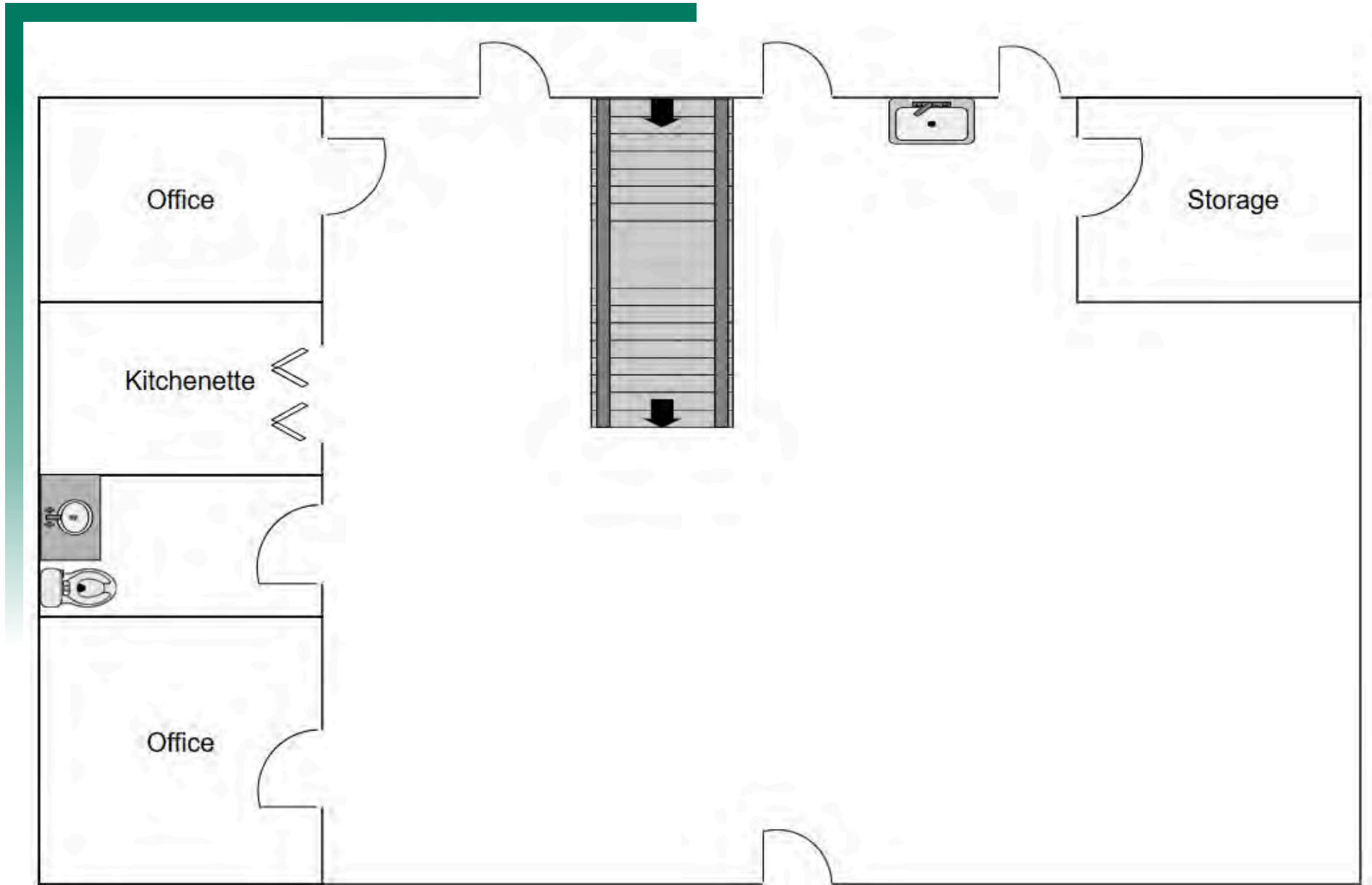


LOCATION OVERVIEW

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

FLOOR PLAN

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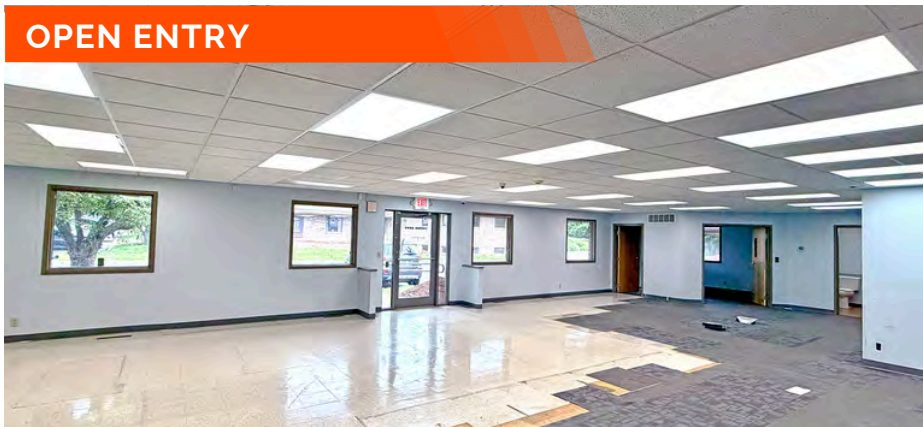


*Not to scale

PROPERTY PHOTOS & INFORMATION

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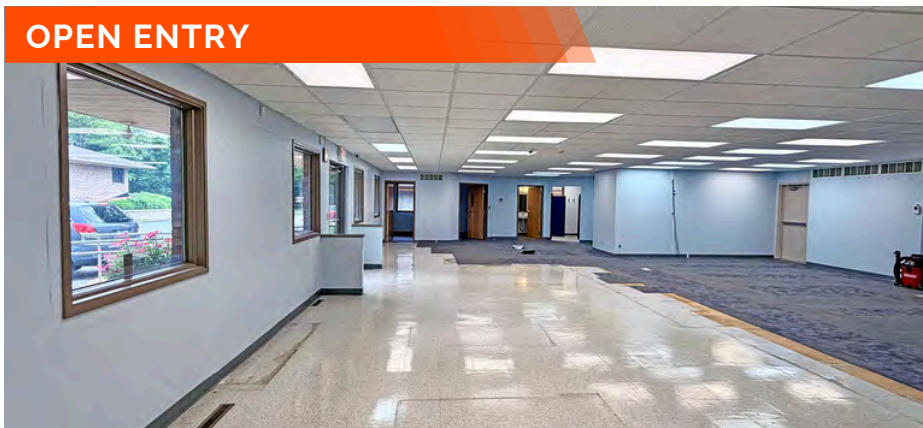
OPEN ENTRY



OPEN ENTRY



OPEN ENTRY



BUILDING REAR



HIGHLIGHTS

Two private offices & open workspace on main level

ADA restroom for accessibility

Storage room for supplies

Small lab/kitchenette area

Open sink with cabinetry

2,660 SF mostly open lower level

Oversized lower-level laboratory

Excellent curbside parking available

PROPERTY PHOTOS

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MAIN LEVEL KITCHENETTE



MAIN LEVEL OFFICE



LOWER LEVEL



LOWER LEVEL OPEN AREA



LOWER LEVEL LABORATORY



LOWER LEVEL KITCHENETTE



OFFICE/RETAIL PROPERTY SUMMARY

2900 FRANK SCOTT PKWY W #920

LISTING # 3259

LOCATION DETAILS:

Parcel #: 08-18.0-101-048; 08-18.0-101-049; 08-18.0-101-050
County: IL - St. Clair
Zoning: PUD

PROPERTY OVERVIEW:

Building SF: 2,660
Vacant SF: 2,660
Usable Sqft: 2,660
Min Divisible SF: 912
Max Contig SF: 2.660
Office SF: 2,660
Signage: Building
Lot Size: 0.08 Acres
Frontage: 80
Depth: 48
Parking Spaces: 22
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1984
Ceilings: 8'
Construction Type: Masonry



SALE INFORMATION:

Sale Price: \$149,000
Price / SF: \$56.02

FINANCIAL INFORMATION:

Taxes: \$6,571.76
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 13,000

PROPERTY DESCRIPTION:

2,660 SF former pharmacy building available for sale. Main level features two private offices, ADA restroom, small lab/kitchenette, storage room, open sink with cabinetry and the remainder of the space is open. Lower level (2,660 SF) is also mostly open (demo'd), with an oversized laboratory, 2 kitchenettes, and a restroom with a shower. Excellent curbside parking. This would be ideal for any professional services user looking for a cost-effective property to expand into. \$5,586 annual association dues.