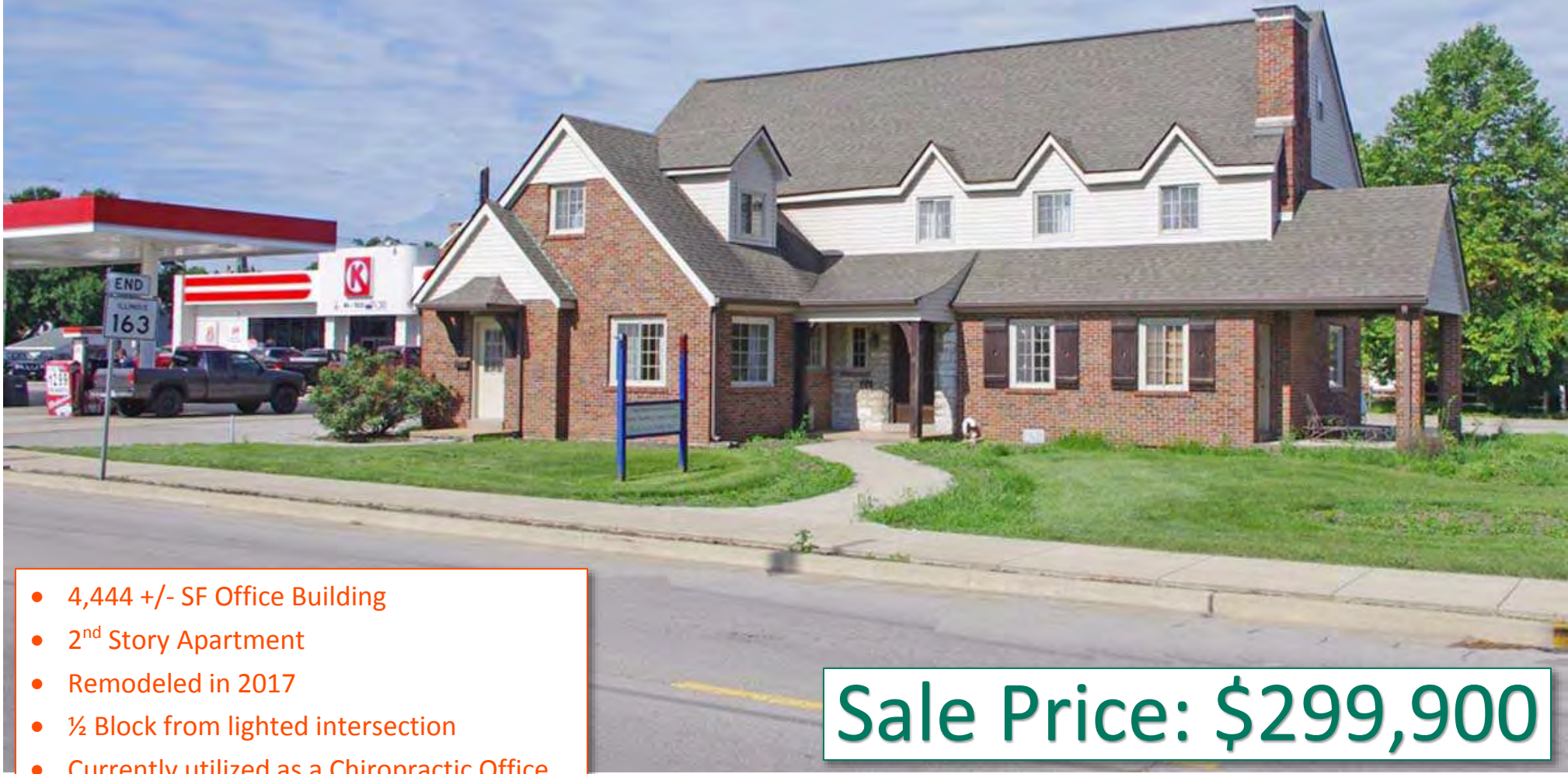


Office Building for Sale

15 North Jefferson St., Millstadt, IL 62260



- 4,444 +/- SF Office Building
- 2nd Story Apartment
- Remodeled in 2017
- ½ Block from lighted intersection
- Currently utilized as a Chiropractic Office

Sale Price: \$299,900

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Matt Barriger
C: 618.973.5507

MattB@barbermurphy.com

Collin Fischer - CCIM
C: 618.420.2376

CollinF@barbermurphy.com





Listing No: 2088

Office

15 North Jefferson
Millstadt, IL 62260

SALE INFORMATION:

For Sale: Yes
Sale Price: \$299,900
Sale Price/SF: \$67.48
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Chiropractic/Medical office located half block from lighted intersection. Main floor has 3 exam rooms, large open bull-pen area, private office, reception with waiting area, ADA restroom. Second floor consists of a 4 bedroom, 2 bath apartment with kitchen, living room, laundry room and third story dormer. Apartment currently rented.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 4,444 SF
Min Divisible SF: 4,444 SF

SQUARE FOOT INFO:

Building Total: 4,444 SF
Total Available: 4,444 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 4,444 SF
Retail: 4,444 SF
Min Divisible: 4,444 SF
Max Contiguous: 4,444 SF

LAND MEASUREMENTS:

Acres: 0.27
Frontage: 118 FT
Depth: 100 FT

PROPERTY INFORMATION:

Parcel No: 12-09.0-220-012	TIF: No	Parking: 15
County: St. Clair	Enterprise Zone: No	Surface Type: Concrete
Zoning: B-2 Highway Business	Survey: No	Traffic Count: 4,950
Zoning By: Village of Millstadt	Environmental: No	Property Tax: \$6,512.60
Complex:	Archaeological: No	Tax Year: 2017
Prior Use: Chiropractic/Medical Office		

STRUCTURAL DATA:

Year Built: 1937	Clearance Min: 9'	Exterior: Brick/Siding
Rehab Year: 2017	Clearance Max: 9'	Bay Spacing: N/A
Floors: 3	Floor Drains: No	Sprinklers: No
Class:		

Listing Broker(s)

Matt Barriger Office: (618) 277-4400 mattb@barbermurphy.com Cell: (618) 973-5507	Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376
---	---

