

Auto Repair Shop

5609 North Illinois (Route 159), Fairview Heights, IL 62208



- 4,000 SF Auto Repair Shop for Sale or Lease
 - 3,200 SF Shop/Repair Area
 - 800 SF Office/Break Room & Reception Area with Counter
- Former AAMCO Transmission Shop - Major Rehab in 2018
- Located on IL Route 159 with 27,000 ADT
- 6 OHD's - (5) 10' and (1) 12'
- Rear of Lot is Fenced for Storage of 35 or so Vehicles

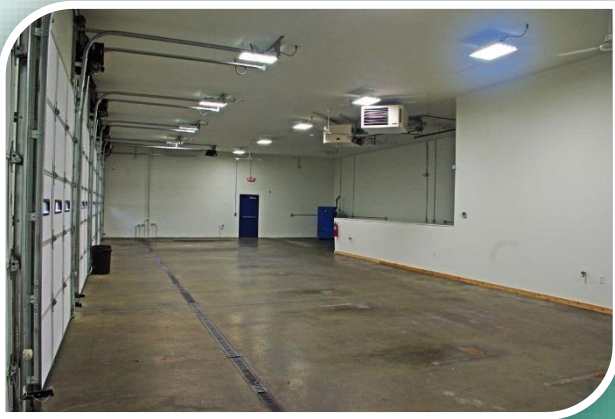
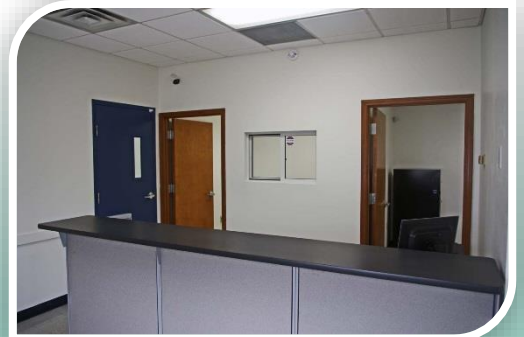
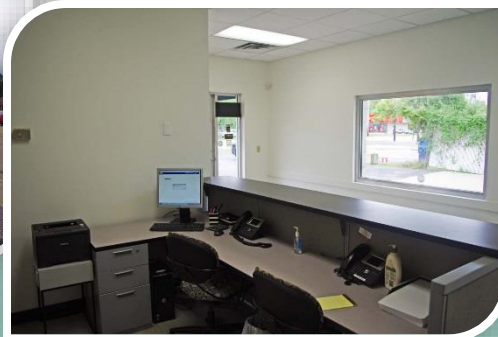
Sale Price: \$599,000
Lease Rate: \$5,250 per Month, NNN

BARBERMURPHY

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BARBER MURPHY

Listing No: 2098

Retail

AAMCO
5609 North Illinois
Fairview Heights, IL 6208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$599,000
Sale Price/SF: \$149.75
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$15.75
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Formerly AAmco transmission shop. Located on Hwy 159 in Fairview Heights, IL. 4000 sf bldg w 800 sf of office break room and reception area w counter. Major rehab in 2018 including new ceiling. Insulation dry wall shop furnaces, siding, gutters, LED lighting, 6 OHDs (5-10', 1-12') w openers, electrical replaced new plumbing ventilation system, Security system, Water heater (2016), Office furnace (1999). there is also a break room and Parts area for storage. Rear of lot is fenced for storage of 35 or so vehicles.

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: 4,000 SF
Min Divisible SF: 4,000 SF

SQUARE FOOT INFO:

Building Total: 4,000 SF
Total Available: 4,000 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 800 SF
Retail: 3,200 SF
Min Divisible: 4,000 SF
Max Contiguous: 4,000 SF

LAND MEASUREMENTS:

Acres: 0.57
Frontage: 80 FT
Depth: 323 FT

PROPERTY INFORMATION:

Parcel No: 03-33.0-208-048	TIF: No	Parking: 40
County: St. Clair	Enterprise Zone: No	Surface Type: Concrete/Gravel
Zoning: B-7	Survey: No	Traffic Count: 27,000
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$10,280.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Auto Repair		



STRUCTURAL DATA:

Year Built: 1999	Clearance Min: 9'	Exterior: Block
Rehab Year: 2018	Clearance Max: 14'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class:		

Listing Broker(s)

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