

# For Sale or Lease 2,580 SF Office Building

1 Sheryl Drive, Fairview Heights, IL 62208



**Sale Price: \$90,000**  
**Lease Rate: \$9.50 per SF, Gross**

- 2,580 SF former Medical Office
- 6 Offices, 4 Restrooms (1 ADA), 2 ADA Ramp Entrances, Large Waiting Room and Kitchen/Break Room
- Enterprise Zone & TIF District
- Building fronts Lincoln Trail with 13,300 ADT

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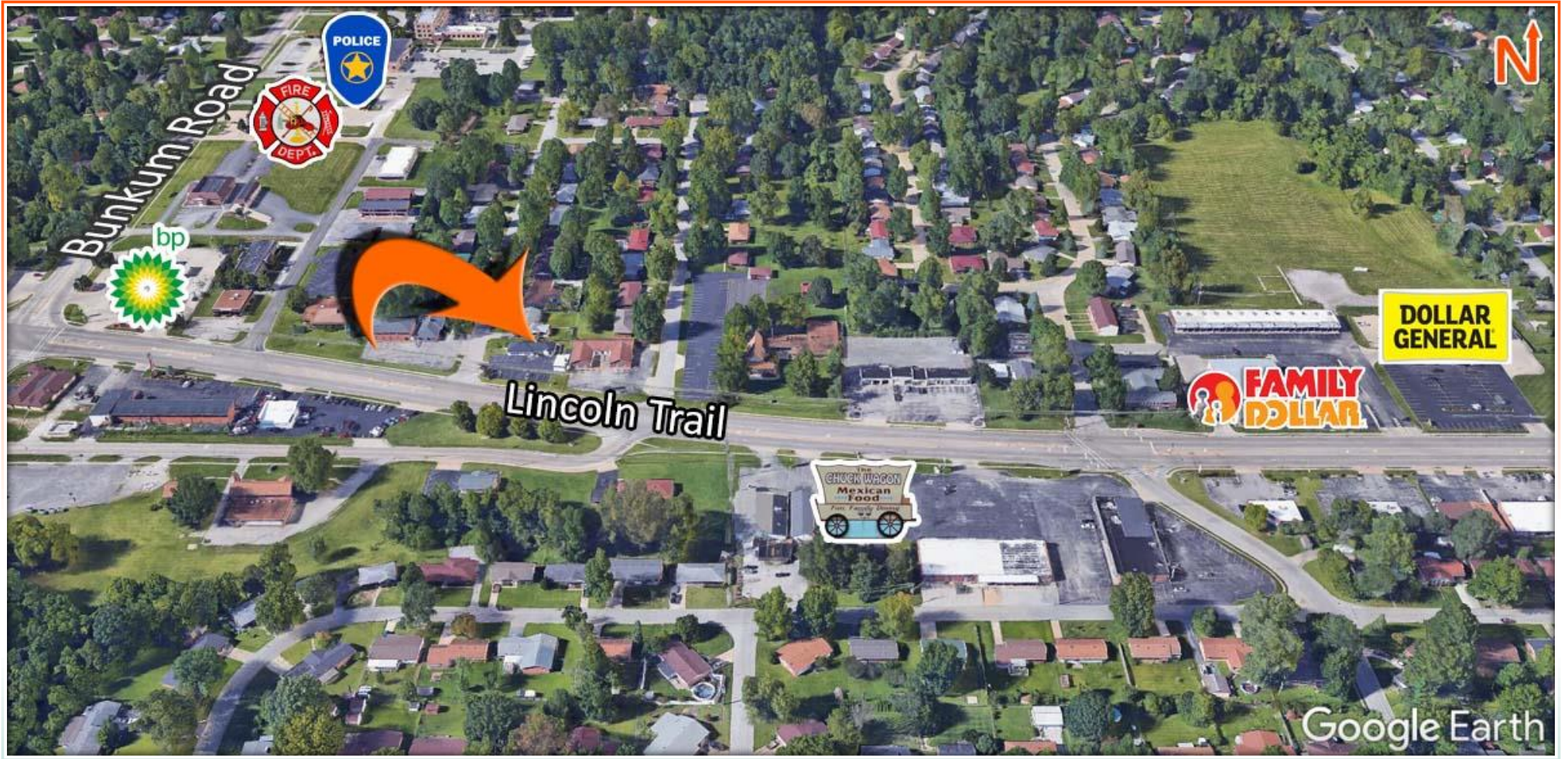
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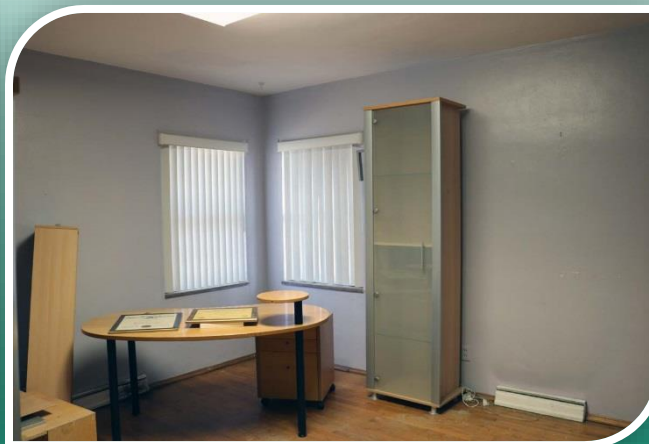
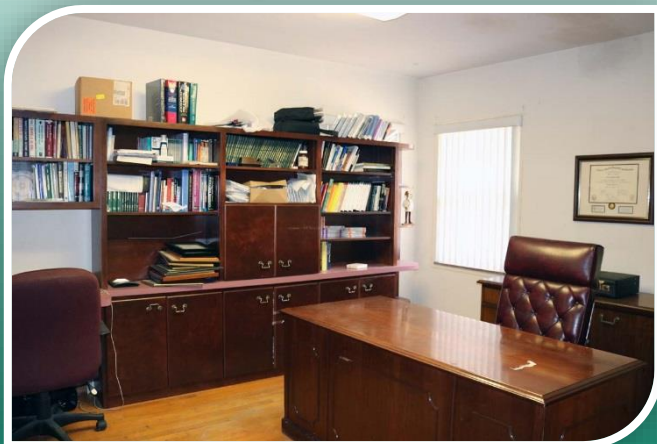


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





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**Listing No:** 2140

**Office**

1 Sheryl Drive  
Fairview Heights, IL 62208

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$90,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$9.50  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

\$9.50 / SF Gross Lease on one-story, 2,580 former medical office. Inside has been partially gutted on South end awaiting new flooring by tenant. Tenant pays water/sewer, gas and electric. Owner handles property taxes and building insurance.

**Comments**

One-story, 2,580 SF former medical office: 6 offices 4 restrooms (1 ADA), 2 ADA ramp entrances, large waiting room and kitchen/break room. Gas HVAC: 2006; Water Heater: 2015. New Roof in 2011.

**Total SF Available:** 2,580 SF  
**Min Divisible SF:** 2,580 SF

**SQUARE FOOT INFO:**

**Building Total:** 2,580 SF  
**Total Available:** 2,580 SF  
**Direct Lease:** 2,580 SF  
**Sublease:** 0 SF  
**Office:** 2,580 SF  
**Retail:** 2,580 SF  
**Min Divisible:** 2,580 SF  
**Max Contiguous:** 2,580 SF

**LAND MEASUREMENTS:**

**Acres:** 0.29  
**Frontage:** 85 FT  
**Depth:** 170 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-29.0-204-009, Tract 2	<b>TIF:</b> Yes	<b>Parking:</b> 17
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> B-3	<b>Survey:</b> No	<b>Traffic Count:</b> 13,300
<b>Zoning By:</b> City of Fairview Heights	<b>Environmental:</b> No	<b>Property Tax:</b> \$7,469.92
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2018
<b>Prior Use:</b> Medical Office		

**STRUCTURAL DATA:**

<b>Year Built:</b> 1973	<b>Clearance Min:</b> 7'	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 1995	<b>Clearance Max:</b> 9'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b> No
<b>Class:</b> B		

**Listing Broker(s)**

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