

FOR SALE

Retail Building 4501 N IL Swansea, Illinois

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RETAIL BUILDING

- 2,607 Square Foot Building.
- Seven (7) private offices, waiting & reception area, two (2) ADA restrooms & large break room.
- Shop area has 14' ceiling, three (3) overhead doors: Two (2) 10' x 10' & one (1) 10' x 12'. Floor drains & heated area.
- Built in 1985.
- Zoned Hwy Business.
- 790' covered canopy in the front of building.
- Signage on building and pylon signage.
- Great visibility along IL Route 159 & minutes from I-64
- Parcel ID #: 08-04.0-231-006
- Average Daily Traffic Count: 25,800
- **Sale price: \$340,000**

Contact:

DAVE KUNKEL, Broker

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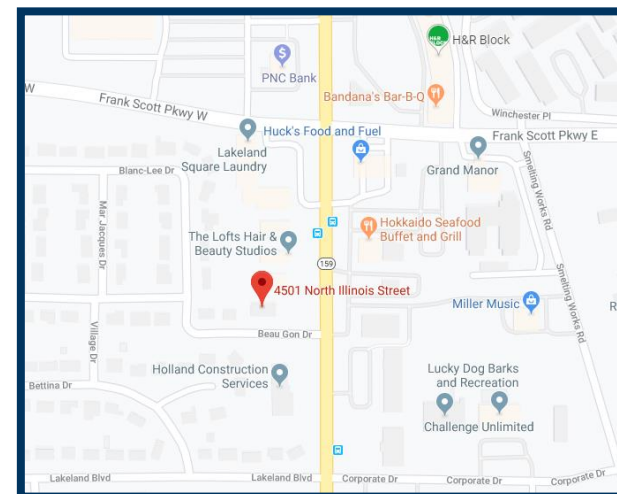
618-977-1846

784 Wall Street, Suite 150

O'Fallon, IL 62269

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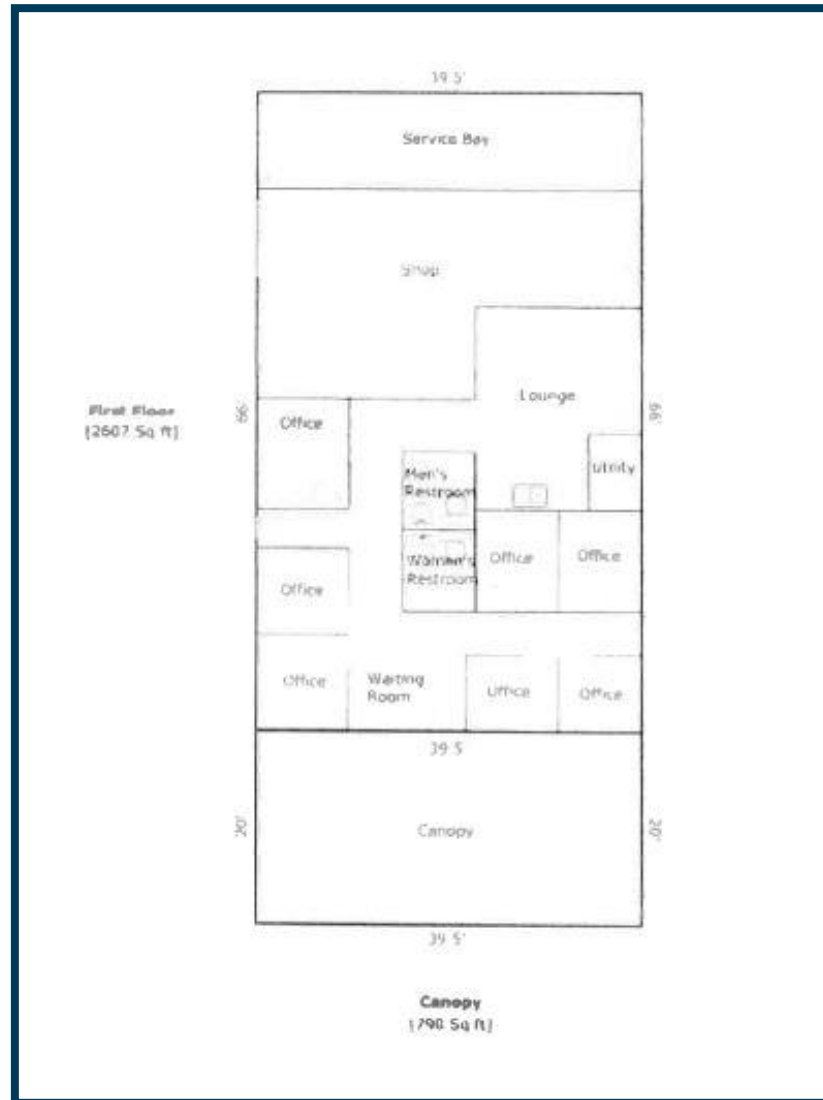


Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

FLOOR PLAN

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Swansea, Illinois

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COMMERCIAL BUILDING INFORMATION

Building Name: Retail Building

Address: 4501 N IL

City: Swansea **State:** IL **Zip:** 62226 **County:** Saint Clair

Building Size: 2,607 SF plus 790' covered canopy

Useable/Rentable: U **Total Space Available Now:** 2,607 SF

Year Built: 1985 **Last Major Rehab:** **Number of Floors:** One

Ceiling Height: 14' in shop area **Elevators:** none **Sprinklers:** none

Overhead Doors: Three OHD's Two (2) 10' x 10' & one (1) 10' x 12'

Lot Size: .97 acres **Frontage:** 152' **Depth:**

Parking Spaces: 70 **Traffic Count:** 25,800

Zoning: Hwy Business **By:** Village of Swansea

Permanent Parcel #: 08-04.0-231-006

Taxes (Year): 2018/ \$9,219.60

Sale Price: \$340,000

Lease/Sub-Lease Rate: N/A

Comments: Great visibilty along IL Route 159
Pylon Signage & Building Signage

KUNKEL WITTENAUER GROUP

784 WALL STREET, SUITE 150 O'FALLON, IL 62269

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