

FOR SALE

4 Phillips Drive Fairview Heights, IL 62208

4,500 SF +/- Sq. Ft Brick Building

- 4,500 SF +/- Brick Building on 1.15 Acres
- Most Recent Use: Church
- Beautiful Sanctuary seats 160 +/-
- 52 Parking Spaces
- 143' of Property Fronts Lincoln Trail
- 13,300 Vehicles Per Day on Lincoln Trail
- Monument Signage
- Enterprise Zone & Lincoln Trail Redevelopment TIF District
- Great Location
 - 2 Miles from I-64 (Exit 12)
 - Close proximity to Restaurants/Major Retailers
 - New Fairview Heights Recreation Center

Sale Price \$195,000.00 / \$43.33per SF

EXPERIENCE... DEDICATION... RESULTS

For information, contact:

Linda Miller

LINDA@KUNKELCOMMERCIAL.COM

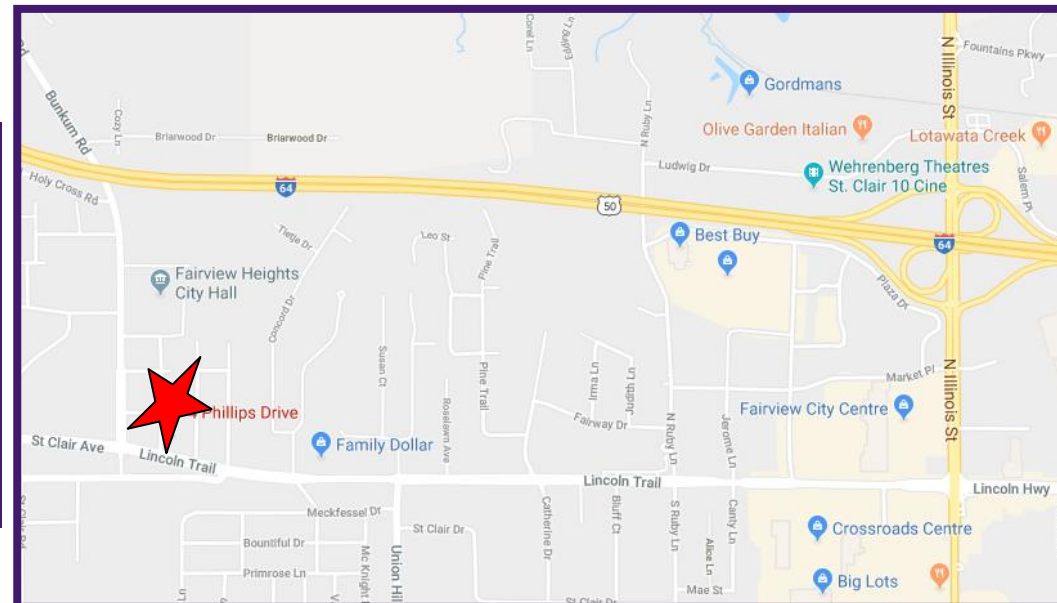
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784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

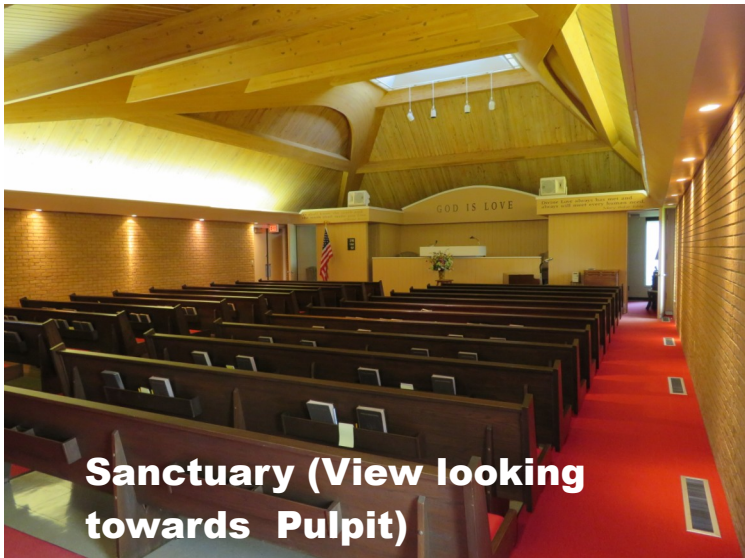


**4 Phillips Drive
Fairview Heights, IL
4,500 SF +/- Brick Building
Most Recent Use: Church**



View from Lincoln Trail

**Monument
Signage**



**Sanctuary (View looking
towards Pulpit)**



View from Pulpit



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4 Phillips Drive, Fairview Heights, IL
4,500 SF +/- Brick Building
Most Recent Use: Church



Large Office/Conference Room



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COMMERCIAL BUILDING INFORMATION

Building Name: 4,500 SF +/- Brick Building: Most Rent Use: Church

Address: 4 Phillips Drive

City: Fairview Heights **State:** IL **Zip:** 62208 **County:** St. Clair

Building Size: 4,500 +/- SF

Useable/Rentable: 4,500 +/- SF **Total Space Available Now:** _____

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

Ceiling Height: _____ **Elevators:** N/A **Sprinklers:** No

Overhead Doors: N/A

Lot Size: 1.15 Acres **Frontage:** 143 Ft. on Lincoln Tr **Depth:** _____

Parking Spaces: 52 **Traffic Count:** 13,300 VPD on Lincoln Trail (II Rte. 50)

Zoning: M 2 **By:** Fairview Heights

Permanent Parcel #: 03-29.0-204-013

Taxes (Year): Currently Not For Profit **Utilities:** _____

Sale Price: \$195,000

Lease/Sub-Lease Rate: N/A

Lease Rate Includes: N/A

Comments: 4,500 +/- SF One-Story Building. The most recent use was a church. Beautiful Sanctuary seats 160+. Located in Enterprise Zone & The Lincoln Trail Redevelopment TIF District. Location is less than 2 miles from I-64 Interchange (Exit 12), St. Clair Square Mall, Major Retail Centers and Restaurants. Less than 1 mile from Fairview Heights City Hall & New Recreation Center (Under Construction)

KUNKEL COMMERCIAL GROUP

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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 recommend Purchaser's/Lessee's independent investigation.