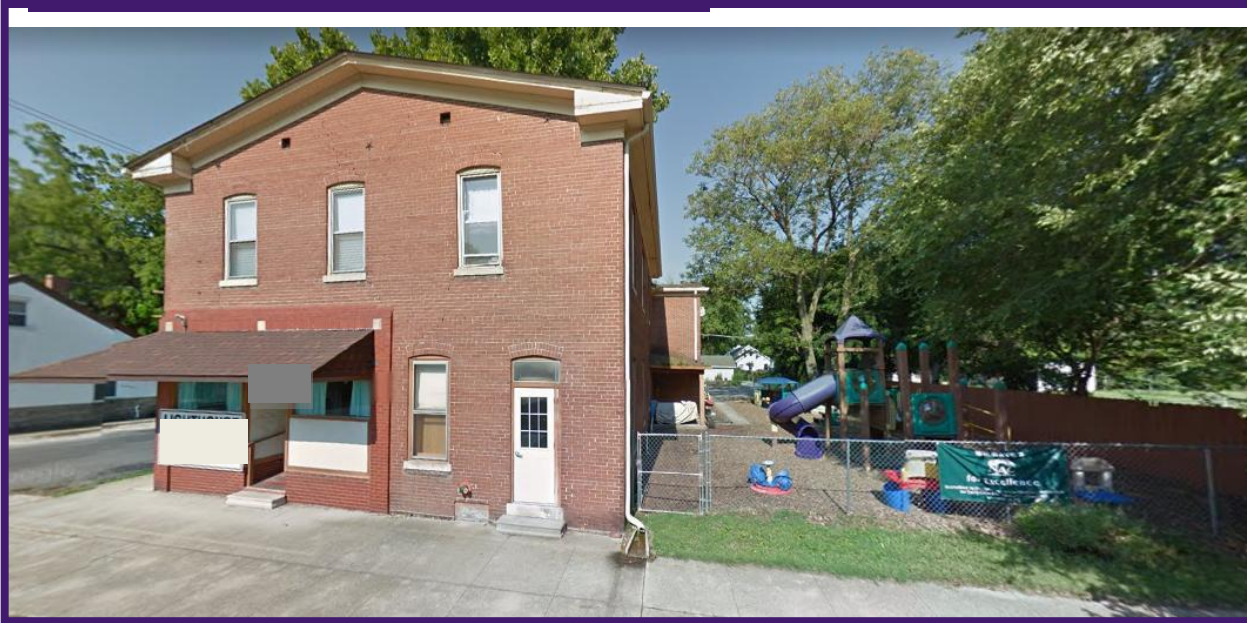


FOR SALE

4,540 SF Plus Basement Commercial Building
10 S. Alton Street
Freeburg, IL 62243



4,540 SF Two-Story Building
plus 2,276 SF Basement on .21 Acres

Unique Brick Building

Most Recent Use: Day Care / Learning Center

- 5 Class room areas
- 64 Children Capacity
- Kitchen
- Fenced Play Ground Area
- Sprink1ered
- Alarm System

Sale Price Reduced: ~~\$350,000~~ \$299,000.00

EXPERIENCE... DEDICATION... RESULTS

For information, contact:

Linda Miller

LINDA@KUNKELCOMMERCIAL.COM

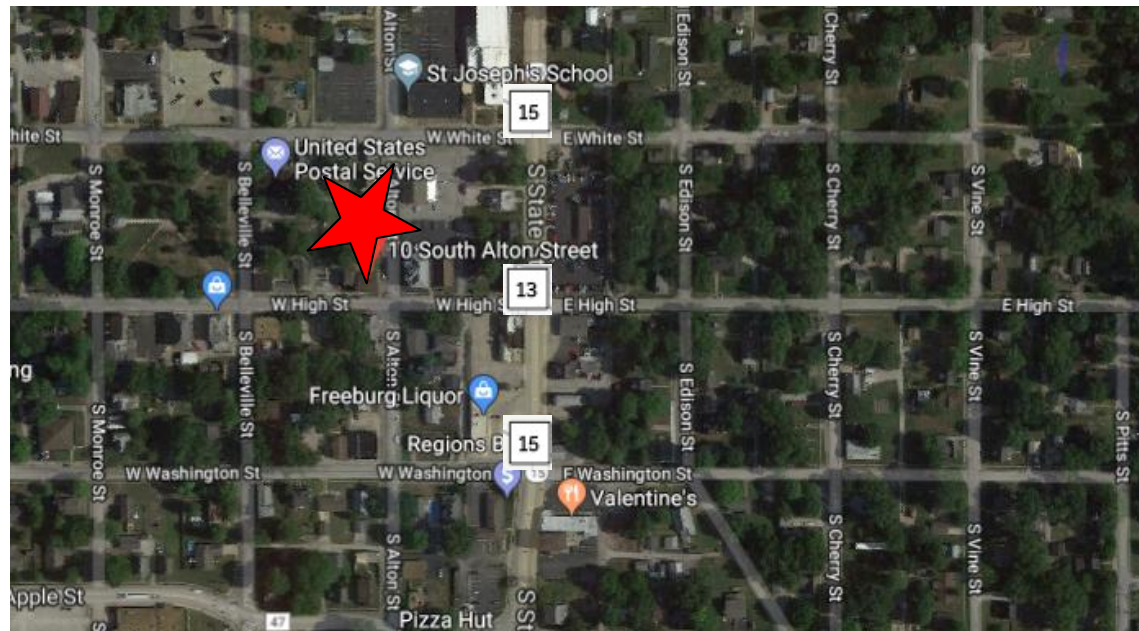
618.444.3888 MOBILE

618.632.5608 FAX

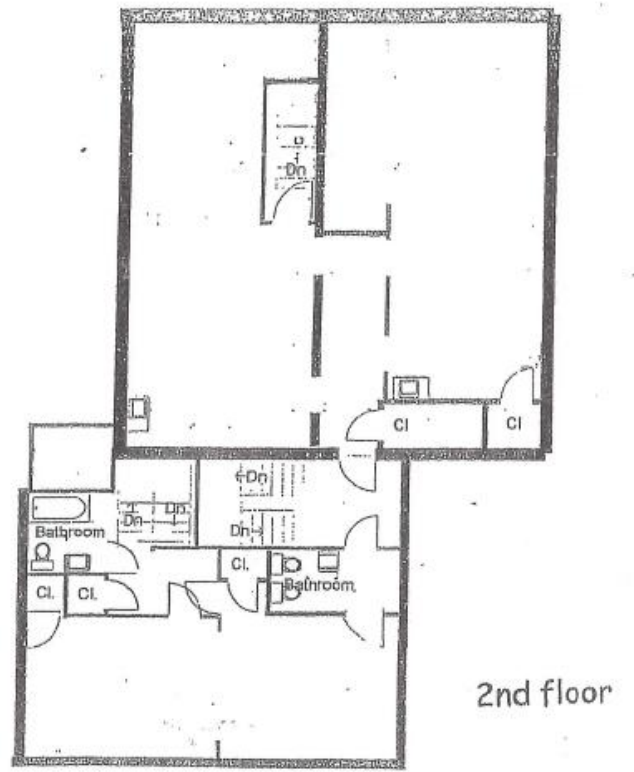
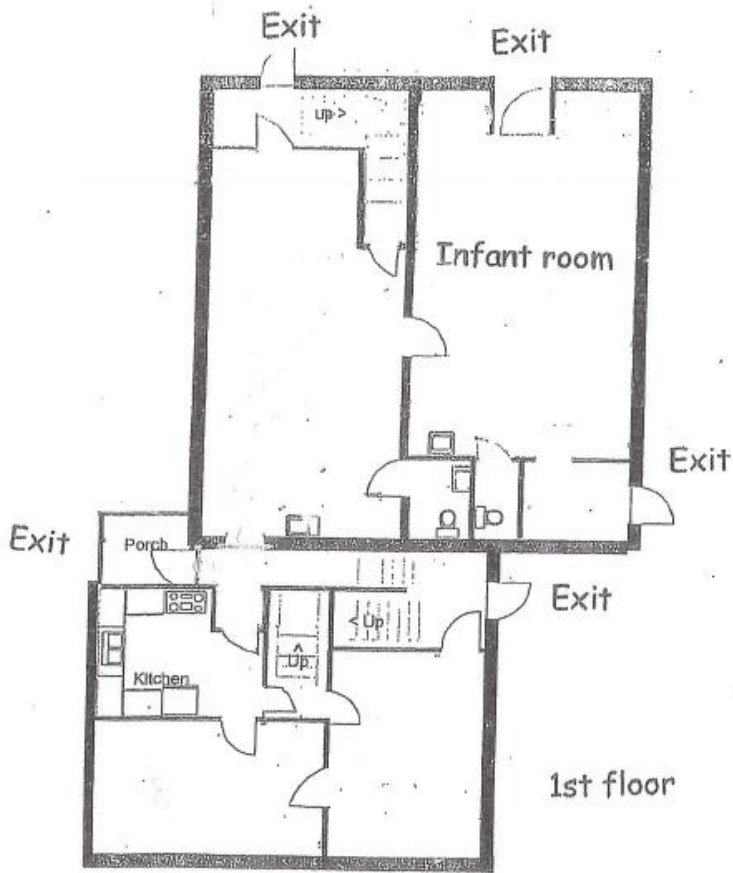
784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

WWW.KUNKELCOMMERCIAL.COM



Floor Plan
10 S. Alton Street
Freeburg, IL 62243





COMMERCIAL BUILDING INFORMATION

Building Name: 10 South Alton Street

Address: 10 South Alton Street

City: Freeburg **State:** IL **Zip:** 62243 **County:** St. Clair

Building Size: 4,540 SF Two-Story plus 2,276 SF Basement

Useable/Rentable: 6,816 SF (Includes Basement) **Total Space Available Now:** 6,816 SF

Year Built: _____ **Last Major Rehab:** _____ **Number of Floors:** Two plus Basement

Ceiling Height: _____ **Elevators:** N/A **Sprinklers:** Yes

Overhead Doors: No

Lot Size: 8,954 SF +/- (.21 Acres +/-) **Frontage:** 75 Ft. on S. Alton **Depth:** 121 Ft. on W. High Street

Parking Spaces: 10 Off Street Parking **Traffic Count:** _____

Zoning: MR-1 **By:** Freeburg

Permanent Parcel #: 14-19.0-443-021

Taxes (Year): \$4,949.18 (2016) **Utilities:** Gas: AmerenIP, Freeburg Electric, Water, Sewer & Trash

Sale Price: \$299,000

Lease/Sub-Lease Rate: N/A

Lease Rate Includes: N/A

Comments: Property most recently used as day care / learning center.
Approved for 64 children.
Potential for Multi Use. Building has so much character.

KUNKEL COMMERCIAL GROUP

784 WALL STREET, SUITE 100A O'FALLON, IL 62269
618.632.8200 618.632.5608 fax www.kunkelcommercial.com

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.