

FOR SALE OR LEASE

PROFESSIONAL OFFICE BUILDING

Now Offering 1 Month **FREE RENT** with a 3 Year Lease!



122 Lincoln Place Court, Belleville, IL



**KUNKEL
COMMERCIAL**
GROUP

 3318 N IL
Swansea, IL 62226

 Choosekwg.com

 618.202.4500 Office

KELLY HULVEY

Broker

 618.210.4702 Mobile

 Kelly@choosekwg.com

4,500 SF

PROFESSIONAL
OFFICE BUILDING

1,500–3,000 SF

AVAILABLE
FOR LEASE

LAYOUT OF EACH 1,500 SF SUITE:

- Open layout in the front of suite, three (3) private offices, break area and one (1) RR
- Furniture Available for Tenant's Use or Owner
- Great for Owner/User
- Built: 2001
- Parcel ID # 08-24.0-401-010
- Minutes from SWIC & Scott Air Force Base

LEASE RATE:

\$12.00 PSF
(GROSS LEASE)

SALE PRICE:

\$457,000.00
(\$101.00 PSF)

Information herein is not warranted and subject to change without notice. We assume no liability for errors or omissions in this information or any other information contained herein. Broker makes no representation as to the environmental condition of the property and recommends purchaser's independent investigation.



122 Lincoln Place Court Belleville, Illinois 62221



Front Office Area



Private Office



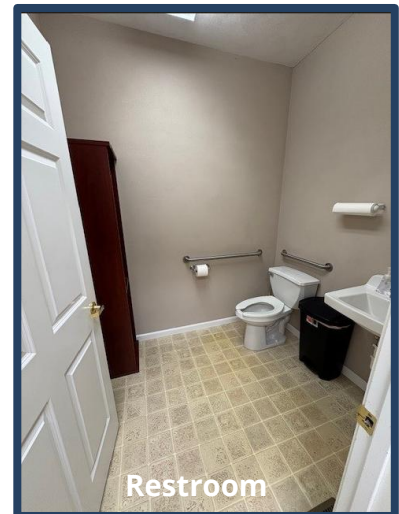
Break Room



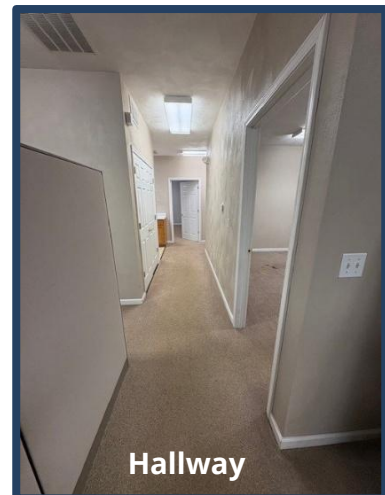
Private Office



Private Office



Restroom



Hallway

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COMMERCIAL BUILDING INFORMATION

Building Name:	Professional Office Building		
Address:	122 Lincoln Place Court		
City:	Belleville	State:	IL
		Zip:	62221
		County:	Saint Clair
Building Size:	4,500 SF	Lot Size:	0.34 AC
Useable/Rentable:	U	SF Available:	1,500 SF up to 3,000 SF
Year Built:	2001	Number of Floors:	One
Ceiling Height:	8'	Elevators:	No
		Sprinklers:	No
Overhead Doors:	N/A		
Parking Spaces:	12		
Zoning:	Hwy Business	By:	St. Clair County
Permanent Parcel #:	08-24.0-401-010		
Taxes (Year):	2025/\$11,999.58		
Sale Price:	\$457,000 (\$101.00 PSF)		
Lease Rate:	\$12.00 PSF, Gross Lease		
	Tenant pays utilities and janitorial.		
Comments:	Minutes from SWIC & Scott Air Force Base Located off Carlyle Avenue in Lincoln Place Court Business Park. Great opportunity for Owner User! Unincorporated St. Clair County		

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