



MLS #: EB455492 Status: Active Cat: Commercial Price: \$499,000
 County: Jackson Type: Office
 Addr: 1235 CEDAR Court Unit #:
 City: Carbondale IL Zip Code: 62901
 Legal: FROM 15-18-252-030 & 050 LOT 2-A CEDARS PROFESSIONAL CENTER Virtually Stage Y/N:

Schedule a Showing

Total Bldg SqFt: 4,000 For Sale: Yes For Lease: No Lease \$/Mo:
 Office SqFt: Warehouse SqFt: Lease Type:
 Avail SqFt: 4,000 CAM \$/SqFt: Lease Renewal:
 Stories: # of Bldgs: 1 Lease \$/SqFt:
 Parking Spcs: 33 # of Units: Lease \$/SqFt Ann
 Handicap Mod: Udgrd Strg Tank: Subsq Sale to Tenant:
 Year Built: 100-Yr Flood Plain: Unk Agent Owned: No
 Apx Lot SqFt: 25,485 Zoning: PA Agent Related to Seller: No
 Apx Acres: 0.58 NDA: Agent is Desig. Mnging Broker: No

Directions: W. Main St. to Striegel Rd; turn east then north on Cedar Court.

2023 Taxes: \$9,507.00 Parcel ID(s): 15-18-252-053 Security System: Corn Suitability Rating/PI:
 Tax Incentive: Unk 15-18-252-049 Sprinkler: Total Passthru Cost:
 Exemptions: # Dock Doors: Projected Exp (IV):
 # Seats: # Rail Doors: Projected Inc (IV):

Agent Remarks

Public Remarks Located in Carbondale's premier business park, this one story building was built as a medical office, but could be adapted for other uses. There are 7 private exam rooms, 1 larger executive office, 1 large procedure room, a large reception area, 5 secretarial and filing offices, a large kitchen/break room and an IT room. There are 4 ADA bathrooms, 3 air handlers, 2-200 amp electrical panels and washer dryer hookups. The parking lot has spaces and an additional grassed-in area for expansion of the parking lot. Currently this is an all-electric office, but natural gas is available.

FEATURES	Industrial / Office/ Retail /Multi-Family / Restaurant / Investment
LOCATION Office Park	SALE/LEASE INCLUDES Building
FRONTAGE/ACCESS City Street	HEATING Electric, Radiant/Base, Heat Pump
OTHER ACCESS None	INSULATION Unknown
SEWER SOURCE Public Sewer	BUILDING DESCRIPTION 1 Story
OWNERSHIP Individual	AMENITIES Cable
AVAIL AT LIST OFFICE Aerial Photo, Other Docs	WALL CONSTRUCTION Brick, Masonry
TAX INCENTIVE Enterprize Zone	FLOORING Tile/Vinyl, Carpeted
POSSIBLE FINANCING Cash, Conventional	ROOF CONSTRUCTION Asphalt/Fiberglass
SHOWING INSTRUCTIONS Text/Call Listing Agent	EXTERIOR FINISH Brick
WATER SUPPLY City on Premises	

Land and Farm

Land with a House

Owner: Christopher C. Moore Also Ref
 LO: COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701 Off License # 478027382
 LA: Rolf R Schilling - Pref: 618-303-0700 List Agt License # 471012048
 LA Email: anke@midwest.net Appointment Desk Phone: 618-303-0700 Cell:
 CLA: Cell: LD: 10/13/2024
 OLA: Cell: XD: 10/12/2025
 List Exclusive Right to Sell

OLP: \$499,000 Selling Agent: Co-Sell
 Sold Price: Selling Office: How
 Closing Date: Co-Sell Agent: DOM 1 CDOM: 1
 Concessions \$ Sold Conc Info Selling Team:
 Buyers Lender/Mortgage Co List Date: 10/13/202 Active Date (if applicable):