

PRICE REDUCED ● SELLER MOTIVATED

OWNER/ USER OPPORTUNITY!

3890 N ILLINOIS STREET, Swansea, IL 62226

NEW PRICE: \$550,000

Was \$615,000

**\$65,000
PRICE
REDUCTION**



PROPERTY HIGHLIGHTS:

- 4,800 SF main floor plus basement
- Excellent visibility along IL-159
- Monument signage included
- Recent exterior improvements include:
 - Landscaping cleaned up for improved curb appeal
 - Updated exterior lighting
 - Painted railings
 - Updated monument signage
 - Parking Lot professional sealed & striped

WHY THIS BUILDING:

- Ideal for medical, professional office or owner-user
- Below replacement cost
- Minutes from I-64 & Fairview Heights retail corridor
- Value-priced opportunity!

SELLER MOTIVATED!



9,600 SF PROFESSIONAL OFFICE BUILDING

For information, contact:

DAVE KUNKEL

Broker

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618.977.1846 Cell

3318 N Illinois Street

Swansea, Illinois 62226

618.202.4500 Office

Kunkelcommercial.com

KELLY HULVEY

Broker

Kelly@choosekgw.com

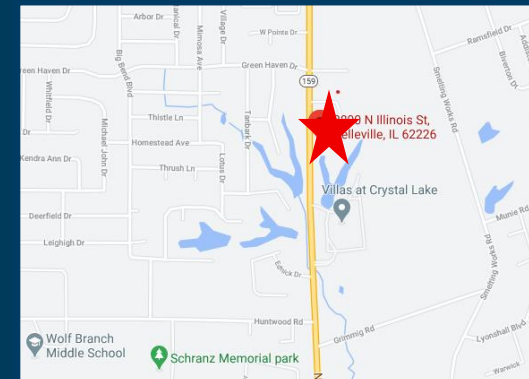
618.210.4702 Cell

LUKE ALLAN

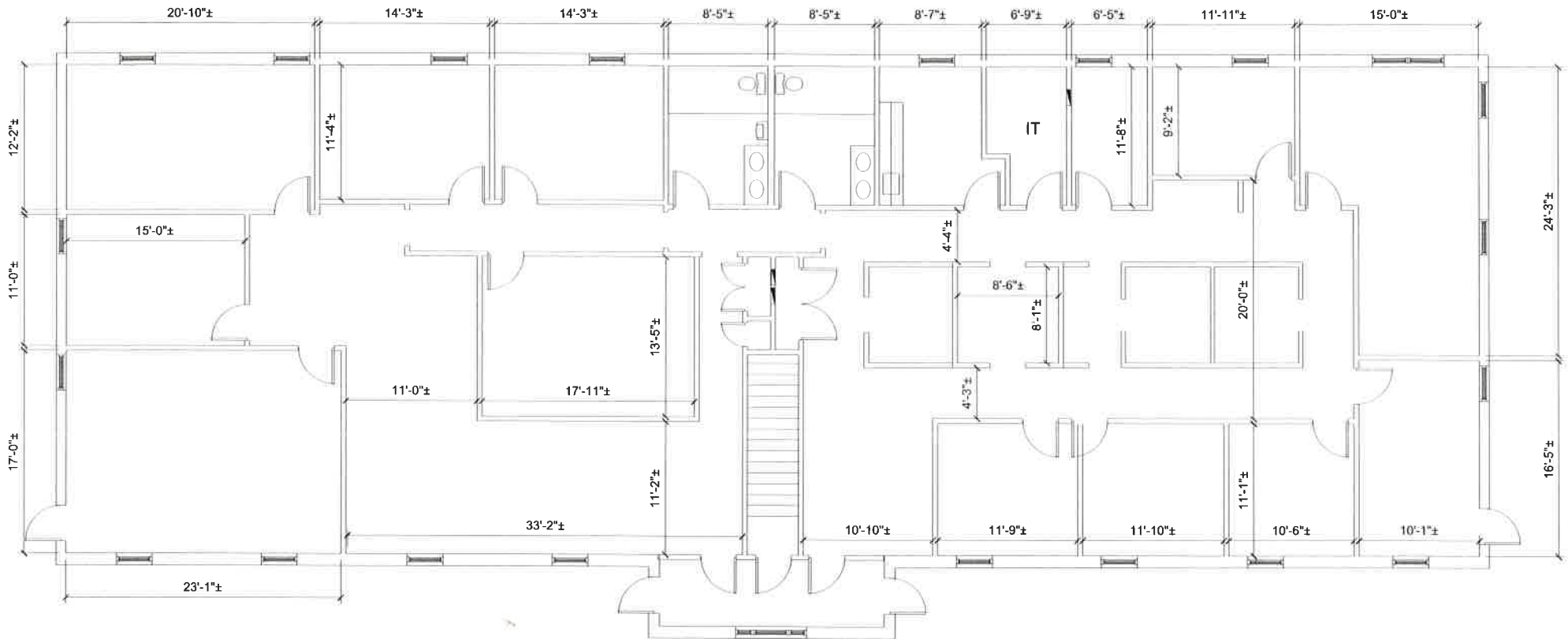
Broker

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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.



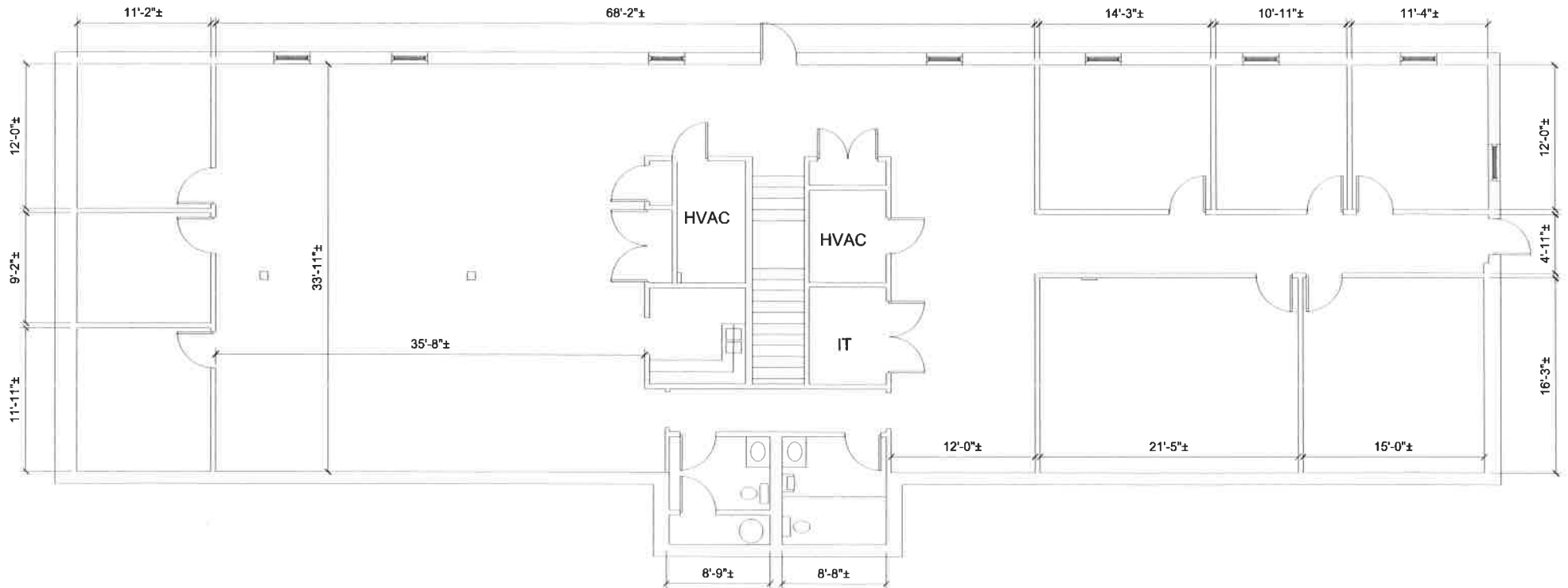
Main Floor Plan

1/8" = 1'-0" (11x17 sheet size)

Existing Floor Plan
3890 North Illinois
Swansea, IL

Date Issued: 7-14-23

EX1
2023.98



Lower Level Floor Plan

1/8" = 1'-0" (11x17 sheet size)

Existing Floor Plan
3890 North Illinois
Swansea, IL

Date Issued: 7-14-23

EX2
2023.98



COMMERCIAL BUILDING INFORMATION

Building Name:	Professional Office Building		
Address:	3890 N Illinois Street		
City:	Swansea	State:	IL
		Zip:	62226
		County:	Saint Clair
Building Size:	Total SF of bldg. is 4,800 SF on the main level + 4,800 SF of basement space for total 9,600 SF		
Useable/Rentable:	U	Total Space Available Now:	4,800 SF Main Level 4,800 SF basement
Year Built:	1997	Number of Floors:	2
Ceiling Height:	9'	Elevators:	N
		Sprinklers:	
Overhead Doors:	N/a		
Lot Size:	1.21 acres	Frontage:	355'.95"
		Depth:	149'.62"
Parking Spaces:	24	Traffic Count:	16,900
Zoning:	PB	By:	Village of Swansea
Permanent Parcel #:	08-04.0-405-015		
Taxes (Year):	2025/\$12,786.48		
Reduced Sa	\$550,000		

Comments: Great visibility along IL 159
Signage Available
Owner/User Opportunity!

Kunkel Commercial Group
3318 N IL Street
Swansea, IL 62226
618-202-4500 Office

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