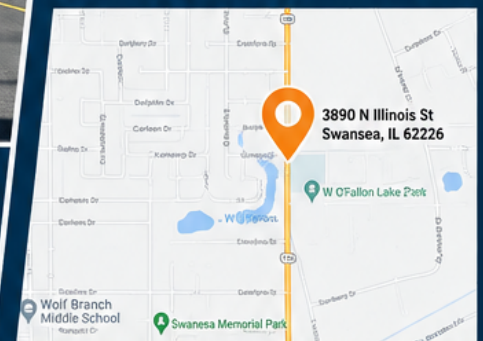


PRICE REDUCED • SELLER MOTIVATED

OWNER/USER OPPORTUNITY!

📍 3890 N ILLINOIS STREET
SWANSEA, IL 62226



NEW PRICE:
\$550,000

WAS
~~**\$615,000**~~

9,600 SF PROFESSIONAL OFFICE BUILDING



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 professionally 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!

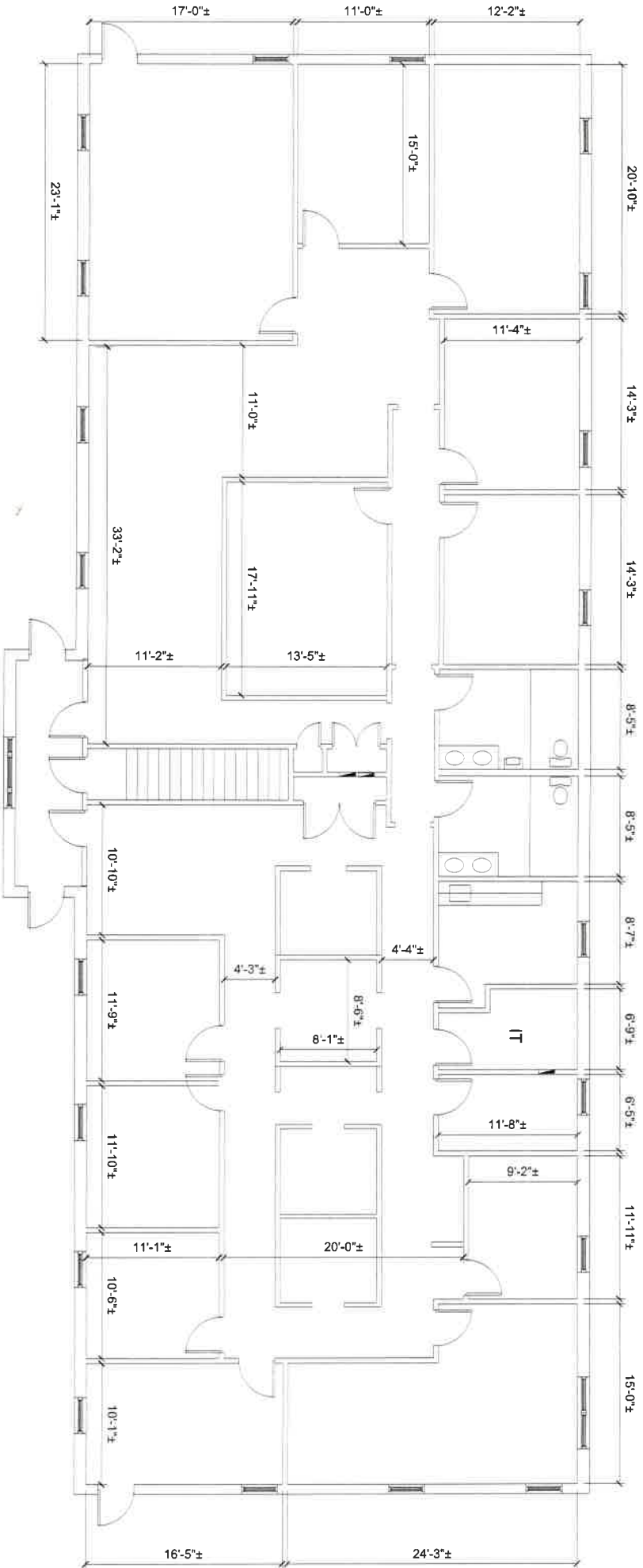
FOR INFORMATION, CONTACT:

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📍 3318 N Illinois Street
Swansea, IL 62226
☎ 618.202.4500 Office
🌐 Kunkelcommercial.com



12173 Ridgely Road
St. Louis, Missouri 63127
info@uhligharchitecture.com



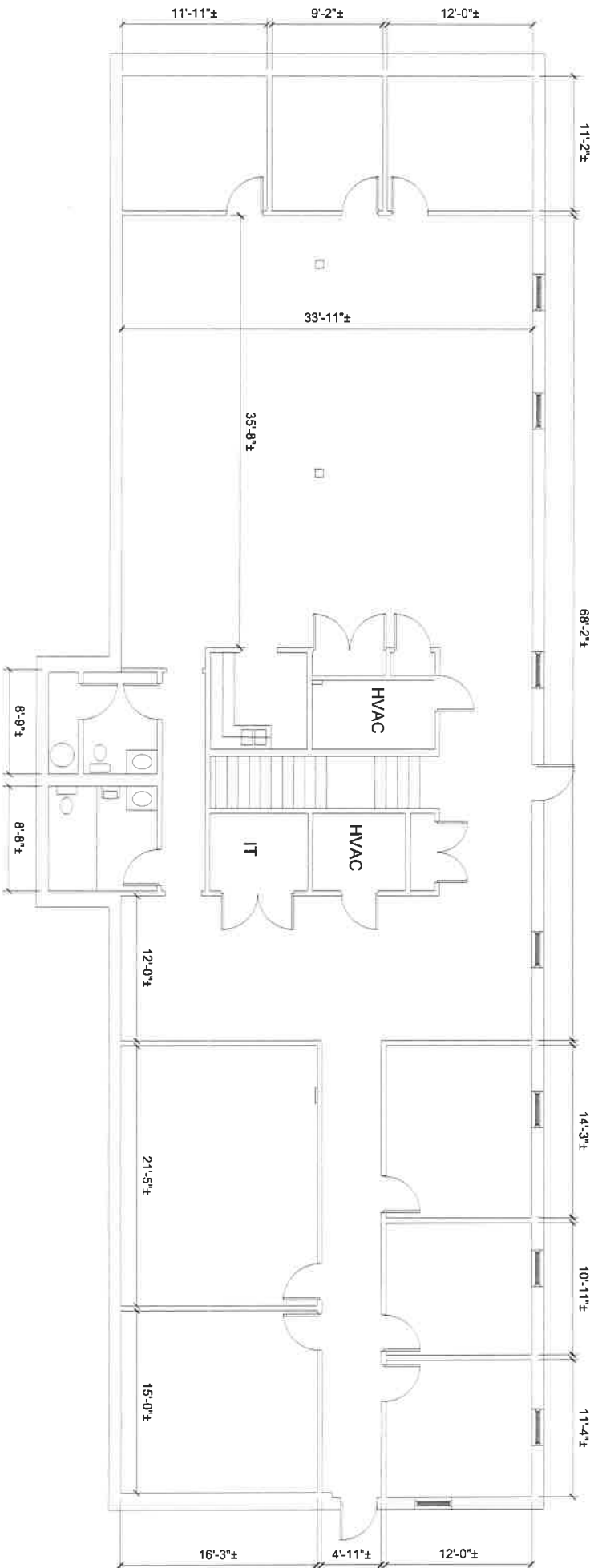
Main Floor Plan

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

Existing Floor Plan
3890 North Illinois
Swansea, IL



Date Issued: 7-14-23
EX1
302396



12117 Ridge Road
 Suite 200, Madison, IL 61127
 618.725.2238
 info@uhligharchitecture.com



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
 2023.96

Aerial



3890 N IL
Swansea, IL 62226



9,600 Square Foot Building on 1.21 Acres

Parcel ID# 08-04.0-405-015

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.



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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