

FOR SALE

10261 LINCOLN TRAIL
FAIRVIEW HEIGHTS, IL 62208



- 10,875 SF
- 2.13 ACRES
- ZONED B-3 COMMUNITY BUSINESS
- \$750,000

Contact

Deborah Nelson
314.909.8100, Ext. 113
dnelson@lechnerrealty.com

Joseph Ord
314.909.8100, Ext. 104
jord@lechnerrealty.com

View all our listings at www.lechnerrealty.com



See Reverse Side for Details

LECHNER
REALTY GROUP INC

Commercial & Industrial Real Estate Services

Phone: 314/909-8100 • Fax: 314/909-8105 • Web: lechnerrealty.com

ADDRESS, LOCATION AND MUNICIPALITY: 10261 Lincoln Trail, Fairview Heights, IL 62208

DIRECTIONS: From I-64, go south on Illinois Route 159. Turn right on Lincoln Trail (Hwy. 50). Subject property is one mile west of Route 159 on the right.

LOT DIMENSIONS AND LAND AREA: 2.13 Acres; approx. 323' deep and 256' wide in rear and 305' frontage on Lincoln Trail*

BUILDING DESCRIPTION:

Type:	Grocery store	Ceiling Ht:	9½' in sales area and work areas; 12' clear in loading area
Year Built:	Early 1980s	Floors:	5/8" quarry tile
Construction:	Brick and concrete block	Windows:	Plate glass
Bldg. Sq. Ft.:	10,875*	Lighting:	Suspended fluorescent
Available Sq. Ft.:	10,875	HVAC:	Roof mounted HVAC and gas-fired ceiling hung furnace in warehouse
Sales Area:	Approximately 6,500 SF sales area plus manager's office, break room and public rest room	Plumbing:	Two 2-fixture rest rooms
Warehouse Area:	Approximately 2,000 SF including 375 SF loading area with 12' clear ceiling height	Electrical:	According to Ameren CIPS, 3-phase, 4-wire, 120 volts
Roof:	Flat – insulated steel roof deck	Sprinkler:	No
		Docks:	One 8'8" high x 7' wide loading dock

UTILITIES: Subject property is served by the following utilities:

Gas: Ameren Illinois Power – According to an Engineering Representative, there is a 1.25" line running east/west along Cari Lane behind Subject Property and a 3" line running east/west along the north side of Hwy. 50 in front of Subject Property.

Water: City of O'Fallon – According to the Assistant City Engineer, there is a 20" main and a 16" main running east/west along the north side of Lincoln Trail (Hwy. 50).

Sewer: Caseyville Township Sewer System

Electric: Ameren CIPS

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

ASSESSED VALUE AND TAXES FOR YEAR 2007:

Subject property is identified by the St. Clair County Assessor's Office as

Locator Nos: 03-29.0-2 00-018; 03-29.0-200-019; and 03-29.0-000-025.

<i>Parcel No.</i>	<i>Assessed Value (includes 1.0652 Township Multiplier)</i>	<i>Tax Rate</i>	<i>Taxes</i>
03-29.0-2 00-018	\$36,048.00	6.8686%	\$2,476.00
03-29.0-200-019	\$24,628.00	6.8686%	\$1,691.60
03-29.0-000-025	\$250,571.00	6.8686%	\$17,210.72
		TOTAL	\$21,378.32

ZONING AND PERMITTED USES: Subject property is zoned B-3 Community Business according to the City of Fairview Heights. Permitted uses include: retail sales, hotels, office, professional services, financial institutions, automotive sales and service, movie theatre, package liquor store, and ambulatory healthcare service. A Special Use Permit is required for drive-through restaurants, car wash, convenience market, day care, auto body or mechanical repair shop.

PARKING: 98 parking spaces, including four handicapped

TRAFFIC COUNT: According to IDOT, the 2007 average daily traffic count on Hwy. 50 (Lincoln Trail) west of IL 159 is 20,100 vehicles.

DEMOGRAPHICS (From STDB OnLine):

	<i>One Mile</i>	<i>Three Miles</i>	<i>Five Miles</i>
Median Household Income	\$60,712	\$56,280	\$52,402
Average Household Income	\$67,911	\$68,407	\$65,314

AVAILABLE DOCUMENTS: Legal description, Preliminary Site Plan, sewer map, 2006 Real Estate Tax Bill, and Owner's Policy of Title are available from the listing agent.

POSSESSION: Immediate

PRICE: \$750,000.00

LISTING AGENT: Deborah Nelson 314.909.8100, Ext. 113 dnelson@lechnerrealty.com
Joseph Ord 314.909.8100, Ext. 104 jord@lechnerrealty.com

* According to 1982 Preliminary Site Plan by Sherbut & Associates

Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. LINCOLNTRAIL10261/BACK/092508