

FOR SALE

1454 Boul Ave.,
Swansea, IL 62226

9,657 SF COMMERCIAL/LIGHT INDUSTRIAL BUILDING

BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1454 Boul Ave., Swansea, IL 622226



LOCATION OVERVIEW

Located at 1454 Boul Avenue in Swansea, Illinois, next door to Village Hall. This retail/light industrial building is well positioned just off North Illinois Street (IL-159), one of the Metro East's key commercial corridors, offering easy access throughout St. Clair County and into the greater St. Louis market. The surrounding area features an established mix of retail, service, and light industrial users, along with convenient proximity to the Swansea MetroLink station and MetroBikeLink trail.

PROPERTY PHOTOS

1454 Boul Ave., Swansea, IL 62226

ENTRY COUNTER



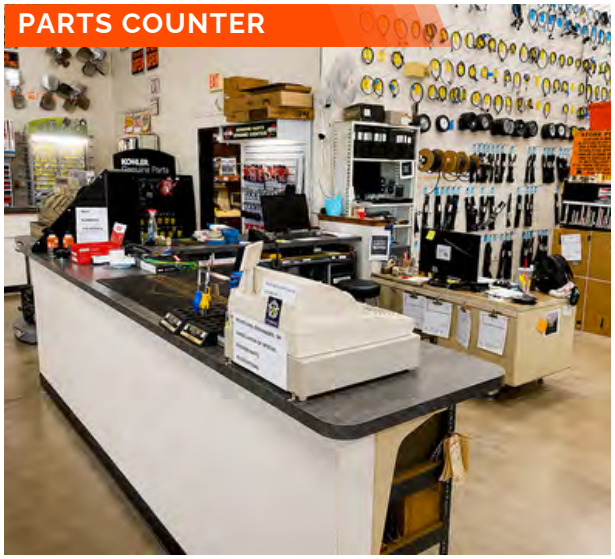
ENTRY AREA



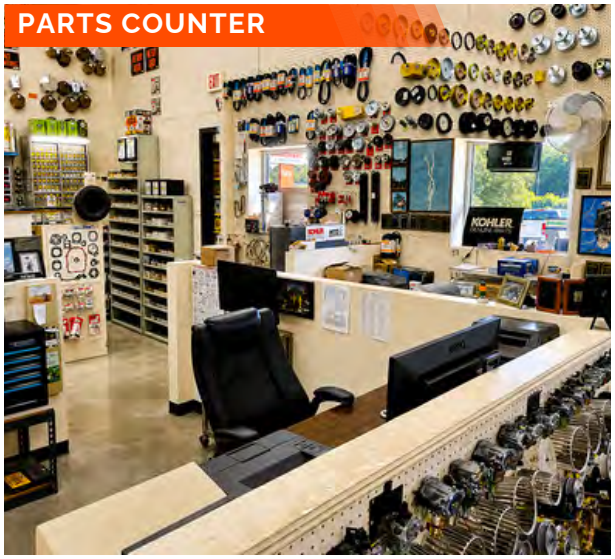
ENTRY COUNTER



PARTS COUNTER



PARTS COUNTER



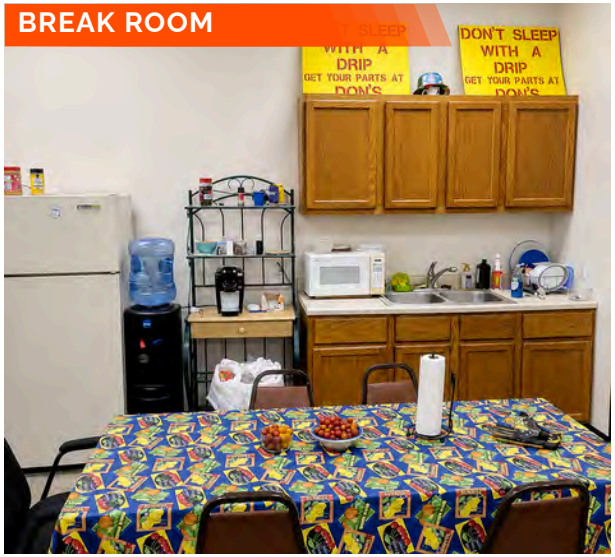
PARTS COUNTER



PROPERTY PHOTOS

1454 Boul Ave., Swansea, IL 62226

BREAK ROOM



WAREHOUSE AREA



WAREHOUSE AREA



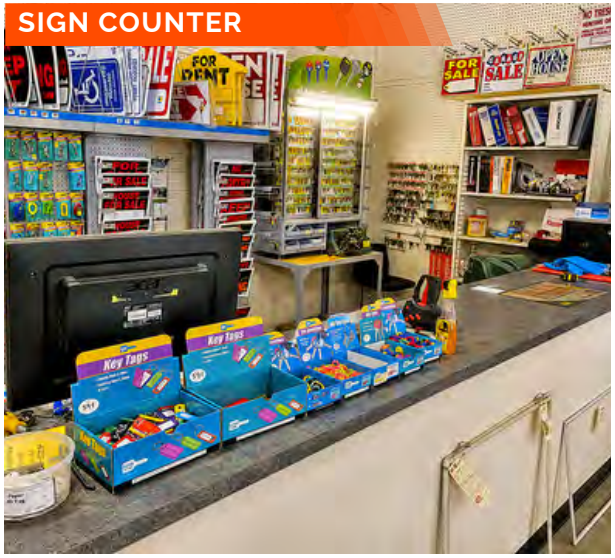
RETAIL AISLES



RETAIL AISLES



SIGN COUNTER



PROPERTY INFORMATION

1454 Boul Ave., Swansea, IL 62226

Property Overview

- 9,657 SF building on 0.89 acres
- Swansea location near Route 159
- Built in 2007
- Clear-span steel construction

Interior

- Open retail/showroom floor
- 2 POS counters & 2 offices
- Breakroom, storage & 2 restrooms
- Warehouse/receiving area
- 12’ overhead door

Features

- 38 parking spaces
- Pylon signage
- 3-phase electric
- Two 10-ton HVAC units



Ideal Uses

- Retail or medical
- Service businesses
- Light industrial
- Owner-user facility

Highlights

- Move-in ready
- Below replacement cost
- Excellent Route 159 access
- Established suburban corridor

OFFICE/RETAIL PROPERTY SUMMARY

1454 BOUL AVE., SWANSEA, IL 62226

LISTING # 3307

LOCATION DETAILS:

Parcel #:	08-16.0-408-024
County:	IL - St. Clair
Zoning:	HB - Highway Business - Village of Swansea

PROPERTY OVERVIEW:

Building SF:	9,657
Vacant SF:	9,657
Usable Sqft:	9,657
Min Divisible SF:	9,657
Max Contig SF:	9,657
Retail SF:	9,657
Lot Size:	0.89 Acres
Frontage:	209
Depth:	Irregular
Parking Spaces:	38
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2007
Ceilings:	16' - 18'
Construction Type:	Brick, Steel

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	No
Opportunity Zone:	No



SALE INFORMATION:

Sale Price:	$599,000
Price / SF:	$62.03

FINANCIAL INFORMATION:

Taxes:	$11,198.96
Tax Year:	2025

DEMOGRAPHICS:

Traffic Count:	5,650

PROPERTY DESCRIPTION:

The subject property consists of a 9,657 SF commercial/light industrial building situated on 0.89 acres of land, located along Boul Avenue approximately 600' north/northwest of Illinois Route 159, Swansea, Illinois. The building was erected in 2007 and consists of clear-span vertical steel construction, demised with a large open retail floor (w/2 POS counters), 2 semi-private offices, mechanical closet, storage room, breakroom, two restrooms, and a receiving room/warehouse with a 12' overhead door. The property features asphalt-striped parking for 38 vehicles, pylon signage, 3-phase electric service, and two 10-ton HVAC units.

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