

FOR SALE > 11,200 SF FORMER CHILDCARE FACILITY

1004 Gaty Ave., East St. Louis, IL 62201



- Easy conversion for general office use.
- Consists of (3) infant rooms, (2) toddler rooms, (2) 3-4-year old classrooms, one preschool room, (2) oversized classrooms, a teacher's lounge and 11 restrooms (restroom in each classroom).
- The center of the building has a large space for multiple group activities which is connected to the cafeteria and kitchen.
- The kitchen features a 3-compartment sink with a grease trap and an 8-foot hood.
- Multiple offices on main level with a large staff conference and training room on the second level.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

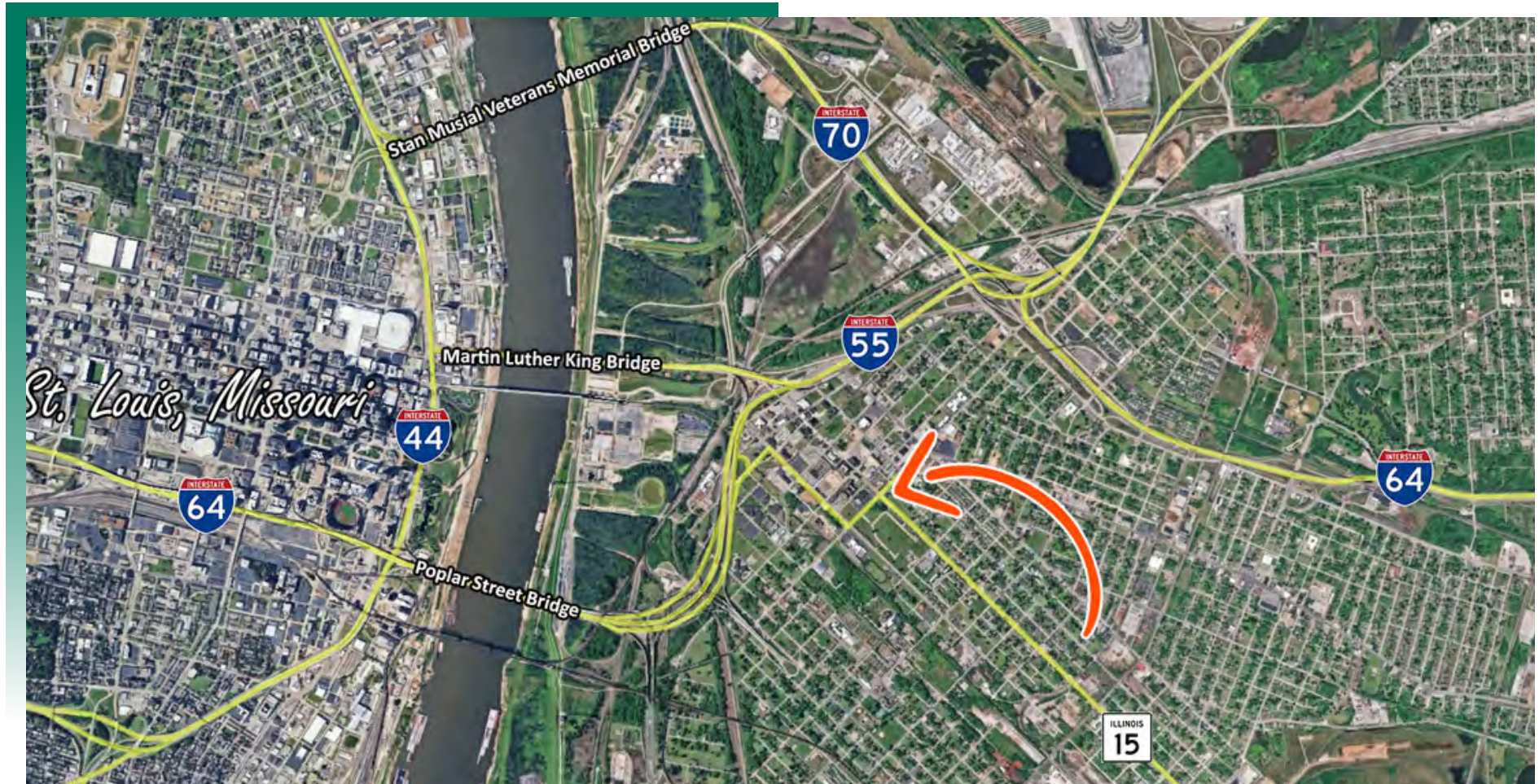
Wayne Barber Jr. - SIOR
Principal
Office: (618) 277-4400 (Ext. 11)
Cell: (618) 593-4000
wayne@barbermurphy.com

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



AREA MAP

1004 Gaty Ave., East St. Louis, IL 62201

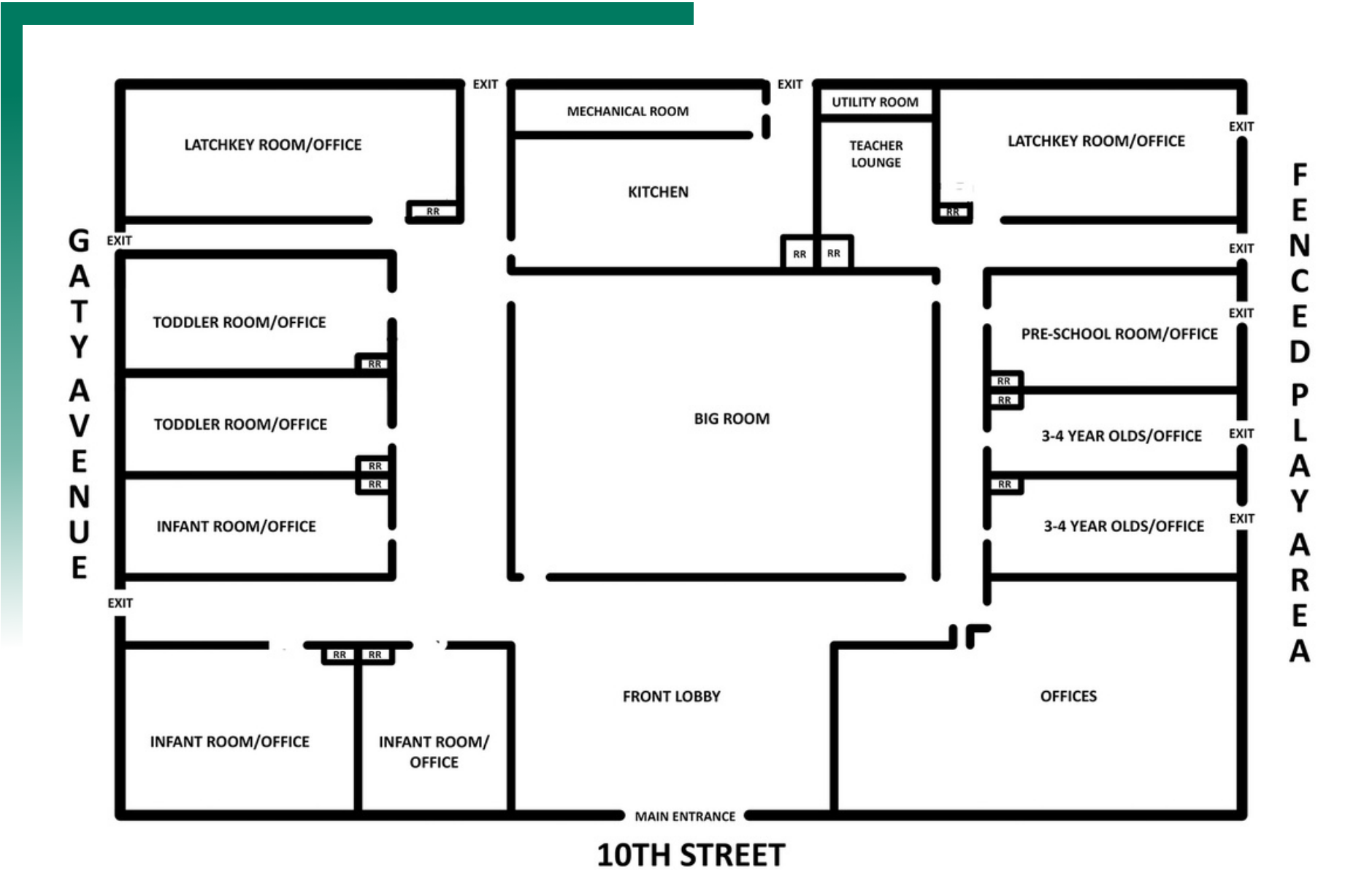


LOCATION OVERVIEW

This property offers a strategic Metro East location with excellent access to I-55, I-64, I-70, and I-255. Situated just minutes from downtown St. Louis, the property provides convenient connectivity into Missouri via nearby Mississippi River bridge crossings, including the Poplar Street Bridge. This central location allows users to efficiently serve both Illinois and Missouri markets while benefiting from close proximity to the region's primary interstate network.

FLOOR PLAN

1004 Gaty Ave., East St. Louis, IL 62201



*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

1004 GATY AVE., EAST ST. LOUIS, IL 62201

LISTING # 3291

LOCATION DETAILS:

Parcel #: 01-13-0-416-056

County: IL - St. Clair

PROPERTY OVERVIEW:

Building SF: 11,200

Usable Sqft: 11,200

Min Divisible SF: 11,200

Max Contig SF: 11,200

Signage: Building, Monument

Lot Size: 0.67 Acres

Frontage: 240

Depth: 150

Parking Spaces: 15

Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1997

Building Class: B

Ceilings: 8'-18'

Construction Type: Combination

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$600,000

Price / SF: \$53.57

FINANCIAL INFORMATION:

Taxes: \$21,705.56

Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 1,950

PROPERTY DESCRIPTION:

11,200 SF former childcare facility for sale (easy conversion for general office use). This site consists of 3 infant rooms, 2 toddler rooms, (2) 3-4-year-old classrooms, one preschool room, 2 oversized classrooms, teacher's lounge and 11 restrooms (one restroom in each classroom). The center of the building has a large space for multiple group activities which is connected to the cafeteria and kitchen. The kitchen features a 3-compartment sink with a grease trap and an 8-foot hood. Multiple offices on main level with a large staff conference and training room on the

All of the furniture, fixtures and equipment within the property are the property of the current tenant and are not included in this sales offering.