

FOR SALE/LEASE

6,262 SF
Bank Building
1100 Spotsylvania St.
New Athens, IL



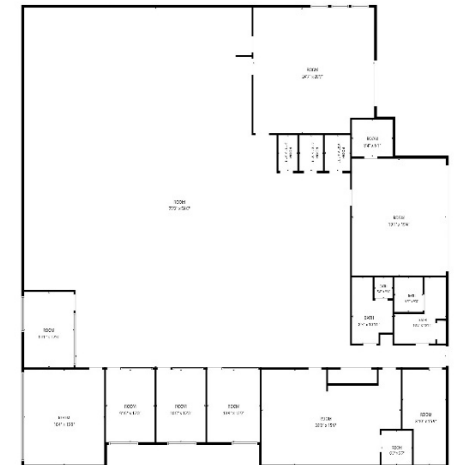
Brendan Barone

Broker/Director-Commercial Division
H3 Capital Real Estate LLC

(618) 606-3829

brendan@FrontRunnerCommercial.com
2 Butternut Ln., Glen Carbon, IL 62034
www.FrontRunnerCommercial.com

- 6,262 SF, single-story, former bank building
- Sale Price: \$550,000
- Lease Rate is \$10.54 PSF/Yr (5,500/month)
- 4.60-acre Parcel Parcel #: 18-34.0-115-042
- 292 feet of frontage along Spotsylvania Street
- 32 miles from downtown St. Louis, MO.
- 42 miles from Lambert International Airport
- New Athens, IL population is 1,834 residents
- Includes 2.5 Acres of Farmland, can be leased for extra income
- Bank Vault included
- 2-Lane Drive-thru



Information here in is not warranted and subject to change without notice. We assume no liability for errors on items included and quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's Tenants /Independent investigation.