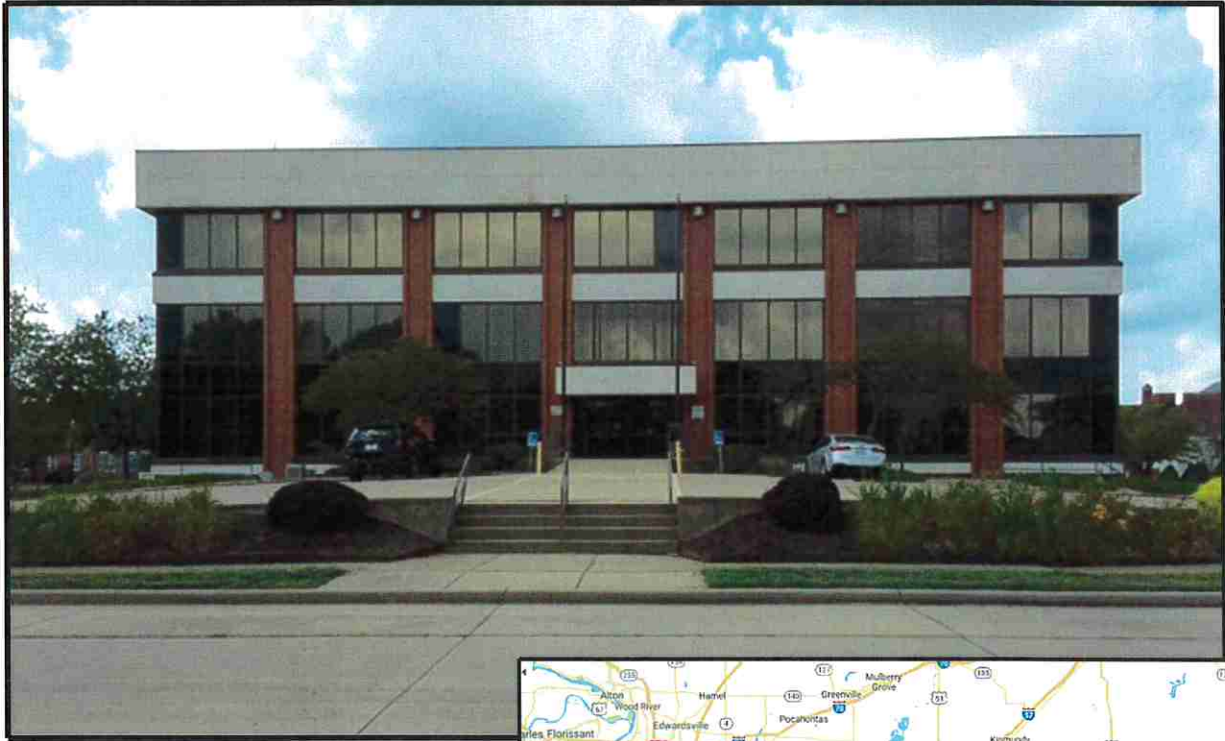


FOR SALE OR LEASE

37,488 SF FINISHED AREA
OFFICE BUILDING

215 SOUTHEAST 3RD STREET
FAIRFIELD, IL 62837



- BUILDING WELL MAINTAINED
- ON-SITE PARKING PLUS TWO ADJACENT LOTS
- ELEVATOR SERVED
- 5 TELLER WINDOWS/ATM FOR FINANCIAL INSTITUTION
- LOCATED IN ENTERPRISE ZONE



Contact

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See Reverse Side for Details

ADDRESS AND MUNICIPALITY: 215 Southeast 3rd Street, Fairfield, IL 62837, Wayne County

DIRECTIONS: From I-64 and Hwy. 45, go north on Hwy. 45 8.1 miles; turn east from Hwy. 45 onto E. Delaware St, go 2 blocks, then turn south on Southeast 3rd Street. Destination is on the west side of the first block.

LOT AREA AND DIMENSIONS: According to Wayne County, IL Assessor's office: Parcel 1 – 150' x 230', 34,500 SF, 0.79 acre; Parcel 2 – 86.63' x 93', 8,056.13 SF, 0.18 acre; Parcel 3 – 116' x 115', 13,340 SF, 0.31 acre

BUILDING DESCRIPTION:

Type:	Office	Year Built:	Approximately 1979
No. of Stories:	Three	Construction:	Steel frame and brick
Available. Sq. Ft.:	37,488	Elevator:	4 stops; 2,500 lb. capacity, Dover Hydraulic
1 st Floor:	9,792 SF Office	Roof:	Flat
2 nd Floor:	8,112 SF	HVAC:	40, 70 and 15 ton (age 2001 and 2003); 3.5, 3.0 and mini split for the basement; heated by boiler; Buyer should verify condition
3 rd Floor:	9,792 SF	Plumbing:	2 fixture men's/ladies' room every floor
Lower Level:	9,792 SF	Sprinkler:	Over east doors only
Total All Areas:	37,488	Vaults:	Four
Plus:	1,512 SF unfinished basement		

UTILITIES: According to the City of Fairfield's web site, Subject Property is served by the following utilities:

Gas: Constellation
Electric: IL Municipal Electric Agency
Water: Municipal Water Service
Sewer: Municipal Sewer

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

TAX RATE AND TAXES FOR YEAR 2015: According to Wayne County Assessor's office

<i>Parcel No.</i>	<i>Tax Rate</i>	<i>Taxes</i>
19-06-407-003	9.92447%	\$700.68
19-06-406-007	9.92447%	\$833.18
19-06-406-005	9.92447%	\$833.18
19-06-407-005	9.92447%	\$335.42
19-06-407-004	9.92447%	\$504.68
19-06-407-006	9.92447%	\$270.92
19-06-406-008	9.92447%	\$52,747.08
19-06-411-004	9.92447%	\$352.80
19-06-411-005	9.92447%	\$700.68

ZONING AND PERMITTED USES: According to the Fairfield zoning map, Parcel 1 is zoned B-2 Central Business District and located in a Municipal Enterprise Zone. Permitted uses include: general commercial and assisted living facilities. Parcel 2 and Parcel 3 are zoned R-2 One and Two Family Residential District.

PARKING REQUIREMENTS: There are 41 parking spaces plus an additional paved lot (Parcel 2) with 13 spaces and a gravel lot (Parcel 3). Office use requires 5 parking spaces per 1,000 SF of building and retail uses require 1 space per 1,000 SF.

DEMOGRAPHICS: According to ESRI 2017

	<i>5 Mile</i>	<i>10 Mile</i>	<i>25 Mile</i>
Population	7,810	10,779	56,060
Households	3,489	4,729	23,517
Average Household Income	\$52,627	\$54,115	\$55,853

AVAILABLE DOCUMENTS: Demographic report from ESRI, flood map from Interflood, Fairfield Zoning code, Fairfield Zoning Map.

REMARKS: See listing agent for benefits of being in an Enterprise Zone. Fairfield Memorial Hospital, 303 NW 11th Street, has the following: 101 beds, 25 acute care beds, 250 employees, 90 physicians, 30 bed skilled care and Horizon Health Care/Rural Health Care Clinic.

FLOOD PLAIN: According to FEMA map 1706800005C dated 4/17/1985 provided by FloodSource Corporation and printed from www.interflood.com, all or part of subject property is located in Zone C. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

POSSESSION: Negotiable

PRICE: Sale: \$1,333,800 Lease: \$4.00/SF Absolute Net floors 1-3; \$2.00/SF Absolute Net for lower level

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. BROCHURE/3RD ST 215 SE.BACK/100417