

Three Building Portfolio on 3.86 Acres
1604 N Illinois St | Swansea, IL | US | St. Clair County
Available SF: 23,802 | Sale Price: \$1,500,000



Building Type:	Retail, Industrial, Investment, Office
Available SF:	23,802
Total SF:	23,802
Number of Stories:	1
Zoning:	Highway Business
Year Built:	1986
Sale Price:	\$1,500,000
Last Updated:	May 7, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

5 parcel portfolio, situated on 3.86 acres and 3 buildings totaling 23,802 SF. Seller to lease back 4,542 SF building. Vacant and ready to lease/occupy 15,000 SF building and a 4,260. 15,000 SF building consists of retail/office/warehouse combination, fenced yard, overhead drive-in door and showroom. 4,260 SF building consists of large open retail area, 2 storage rooms and restrooms. Located on the North/South thoroughfare of Illinois 159 with 615' of frontage on IL Route 159 (N Illinois St). Sale Price: \$1,500,000

Population

	214,760 10 Mile Radius	903,351 20 Mile Radius	1,816,042 30 Mile Radius
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Source: ESRI®, 2024

Households

	89,054 10 Mile Radius	404,108 20 Mile Radius	782,750 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown