



1339 & 1343 N. 17th St., Swansea, IL

[lea@adamsauctions.com](mailto:lea@adamsauctions.com)

**MLS# 3013741**

**Adam's Realty**  
Lea Green  
120 West Main St., Suite 210  
Belleville, IL 62220  
Office: 618-234-8751  
Mobile: 618-581-8811  
Fax: 618-234-8604



Listing Price \$179,900	Apx. Sq Ft.: 5300
Property Type: Commercial	Apx. Sq. ft office: 3900
Existing Lease: Leased, Long-term	# Units 4
And Month to Month	# A/C Units: 4
Present Use: Apt./Office	# Restrooms: 5
Heat: Forced Air, Gas/Zoned	Stories: 1
A/C: Central	Parking Spaces: 35
Income/Year:	Exterior: Wood Frame
Tenant 1—\$12,000	Roof: Composition Shingle
Tenant 2 —\$ 7,020	Wtr/Sewer: Public
Tenant 3 —\$ 7,200	Basement: Partial
Lot size: 110 x 260	Parking Lot: Asphalt
PPN: 08-17.0-407-058	RE Taxes: \$3,724. (2009)

**Great Investment Opportunity!**  
*Nice office building and adjoining apt. Property is 75% leased. Property consists of 3 office suites (all leased), Main suite is leased for \$1,000 a mo (lease expires 9/1/2012, 2nd suite is leased for \$585 a mo (mo to mo), 2rd suite is leased for \$600 a mo on (thru 10/2011). Apt. is currently vacant but has been rented for \$600/mo in past. Office utilities are paid by owner. 1339 has 2 furnaces & central air units; 1343 has one furnace and air unit. Finished basement has file storage area, restrooms and kitchen/break room. Offers a lot of office space. Building in situated in a high traffic count location*

W. Main Street to N. 17th Street

All information regardless of source, including square footage and lot sizes, is deemed reliable but not guaranteed and should be verified by personal inspection and/or with the appropriate professional(s).

