

For Sale

Heartland Commercial Real Estate

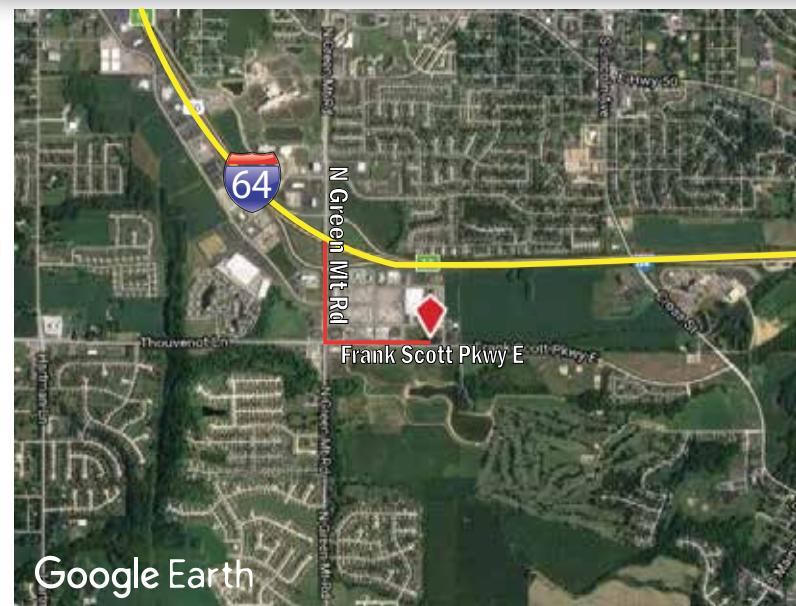
1167 Fortune Blvd

Shiloh, IL 62269



PROPERTY FEATURES

- Price \$2,050,000
- Year Built 2009
- Property Type Office
- Building Class B
- Sale Type Investment
- Lot Size 0.97 AC
- Rentable Building Area 8,000 SF



FOR MORE INFORMATION

Terry E. Heimann

Principal / Managing Broker

Terry.Heimann@hl-commercial.com

Heartland Commercial Real Estate

1007 North Main Street

Columbia, IL 62236

618-281-1000

www.hl-commercial.com



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



Esse Health

1167 Fortune Blvd, Shiloh, IL 62269

Terry Heimann

Heartland Commercial Real Estate
1007 North Main Street, Columbia, IL 62236
terry.heimann@hl-commercial.com
(618) 580-6390



Front Elevation

Esse Health

\$2,050,000

Medical office building with long term lease to Esse Health. 8,000 sqft gutted and remodeled in 2017, with tenant making a large investment in the property. Outstanding location, solid tenant with options for extension, makes this a GREAT investment opportunity in the Shiloh area. Rare find.

- Stabilized Single Tenant Medical Office Building
- 10 year full service lease to Esse Health w/ options for extension
- Tremendous location in Shiloh, IL near two (2) hospitals
- High population growth area
- High end interior finish completed in 2017
- Easy access with ample parking

Price: \$2,050,000

Building Size: 8,000 SF

Price/SF: \$256.25

Property Type: Office

Property Sub-type: Medical Office

Additional Sub-types:

Acute Care Hospital, Office Building, Office-Business Park

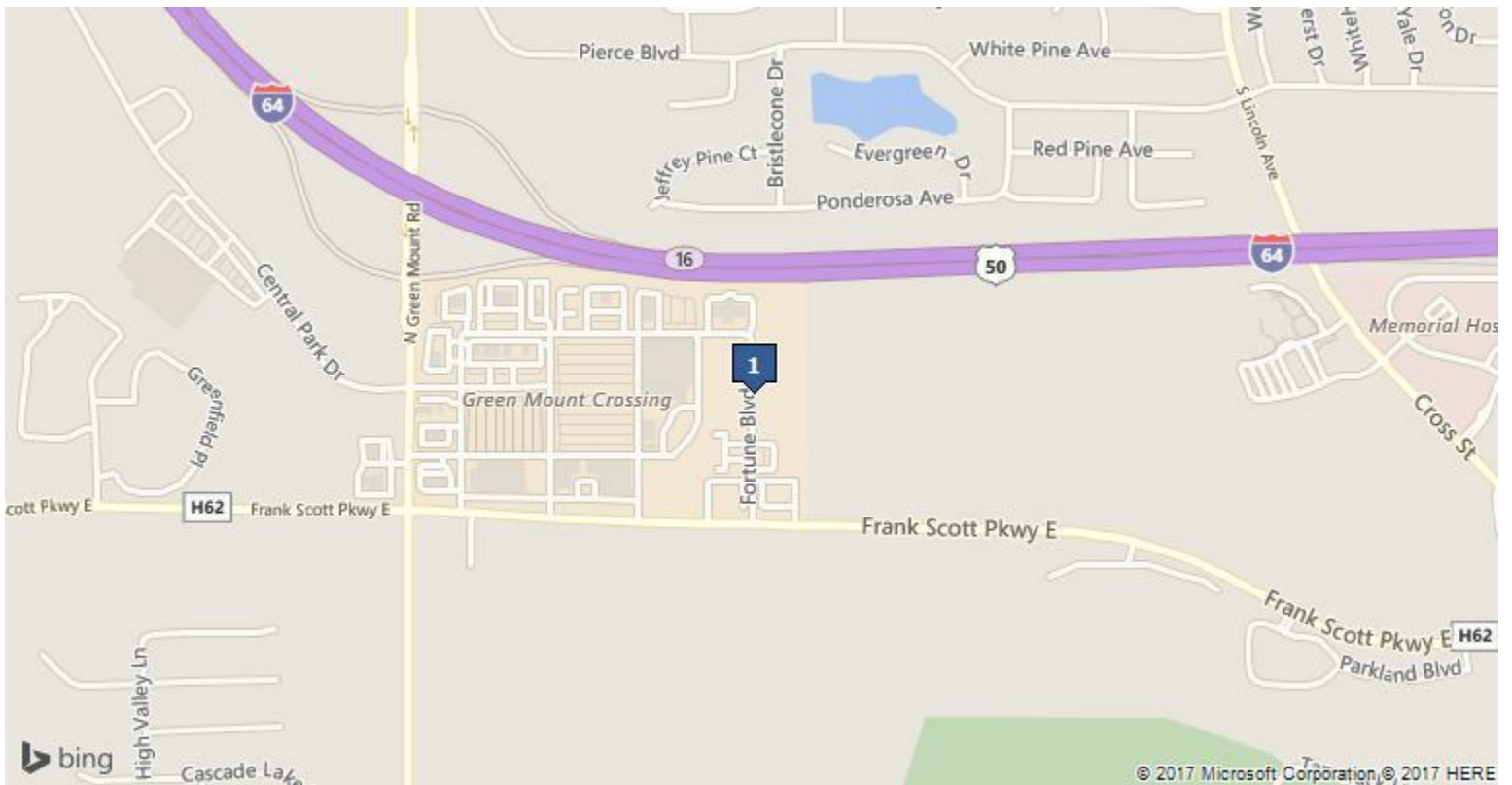
Property Use Type: Investment

Cap Rate: 7.01%

Occupancy: 100%

No. Stories: 1

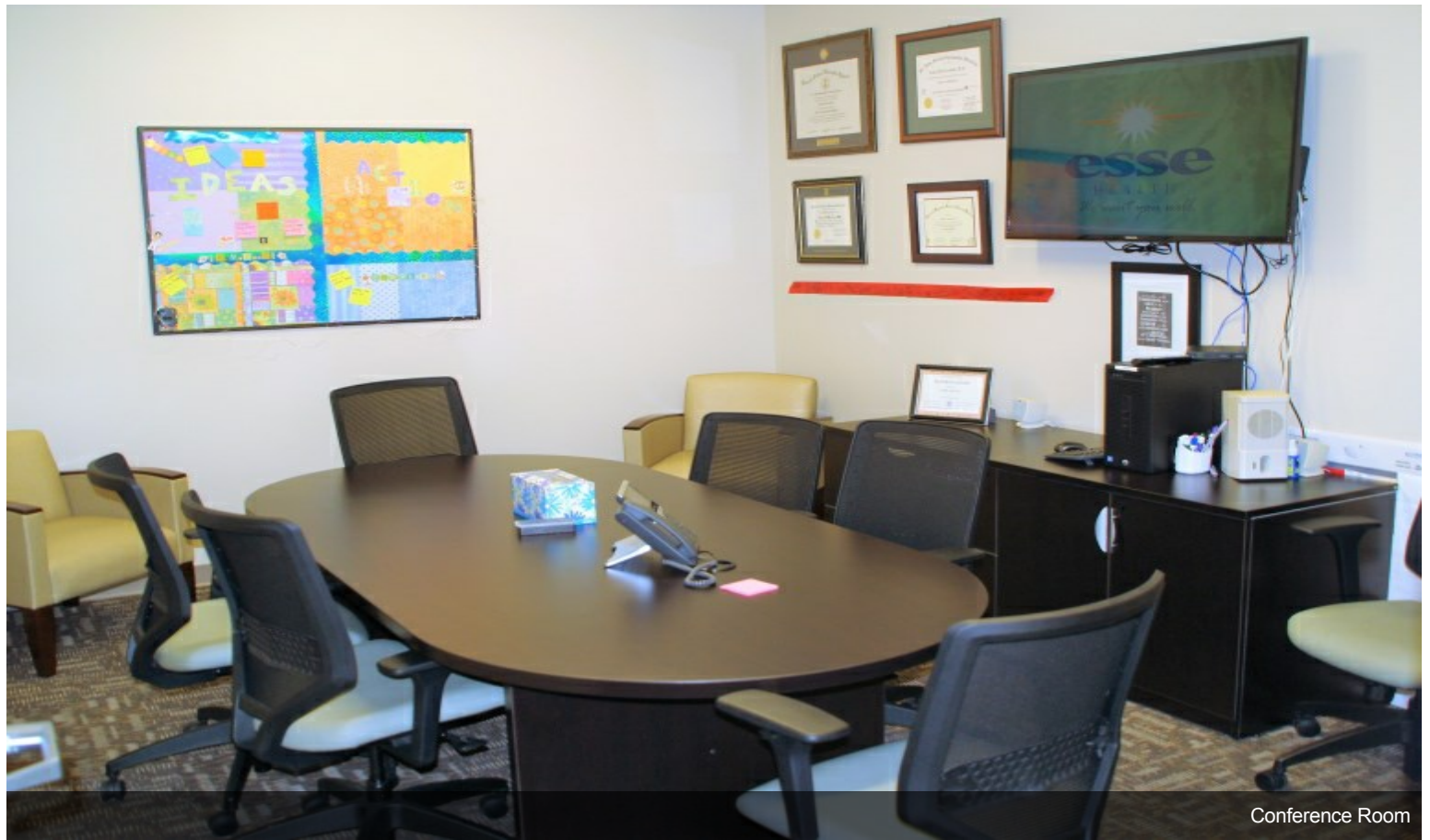




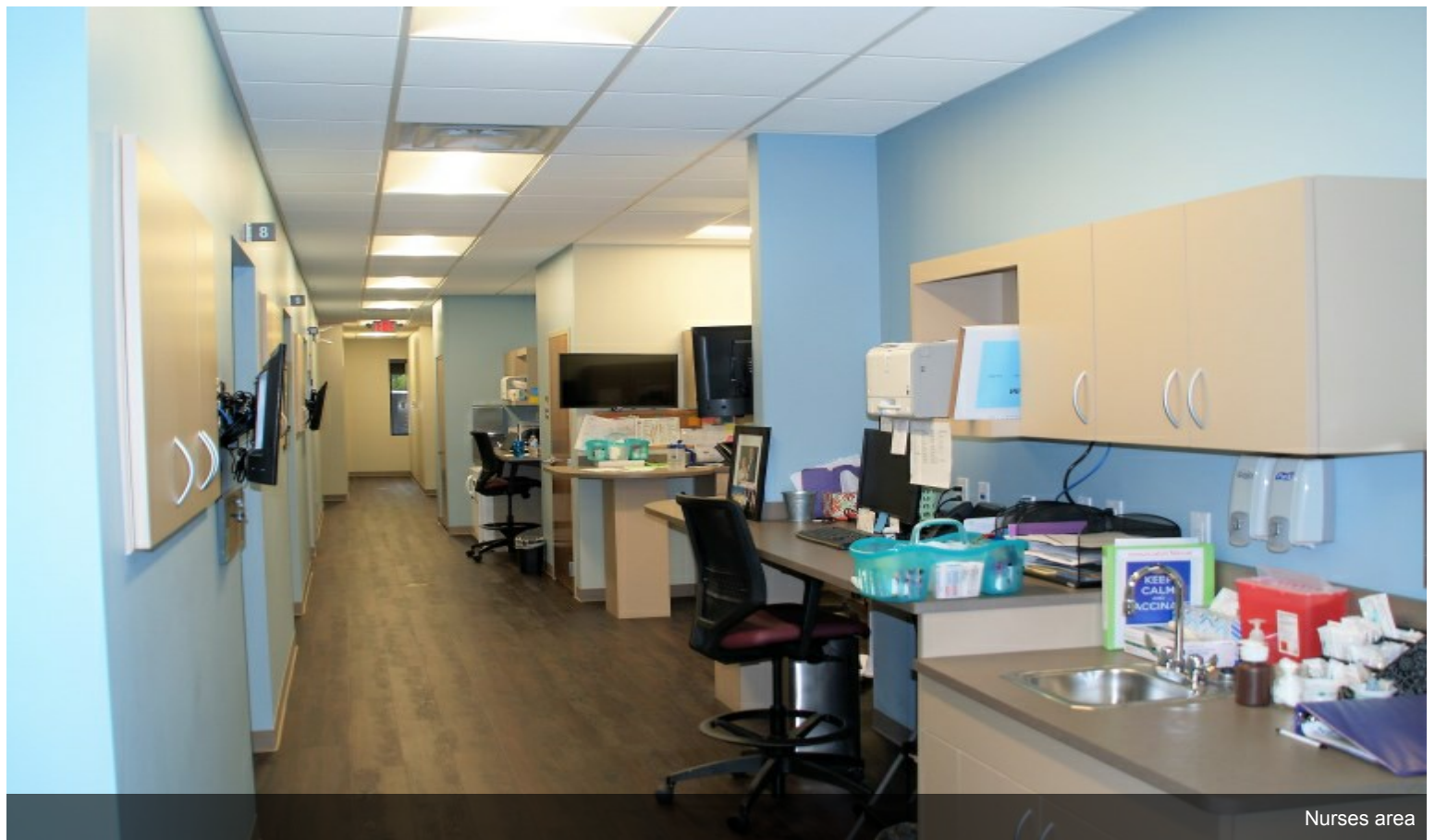
1167 Fortune Blvd, Shiloh, IL 62269

Located between two new hospitals in the area (Memorial East and St Elizabeth's Hospital - HSHS). A minute from I-64 and the O'Fallon/Shiloh area is the fastest growing in all of IL. Rooftops are expected to increase by another 25% in coming years.

Property Photos

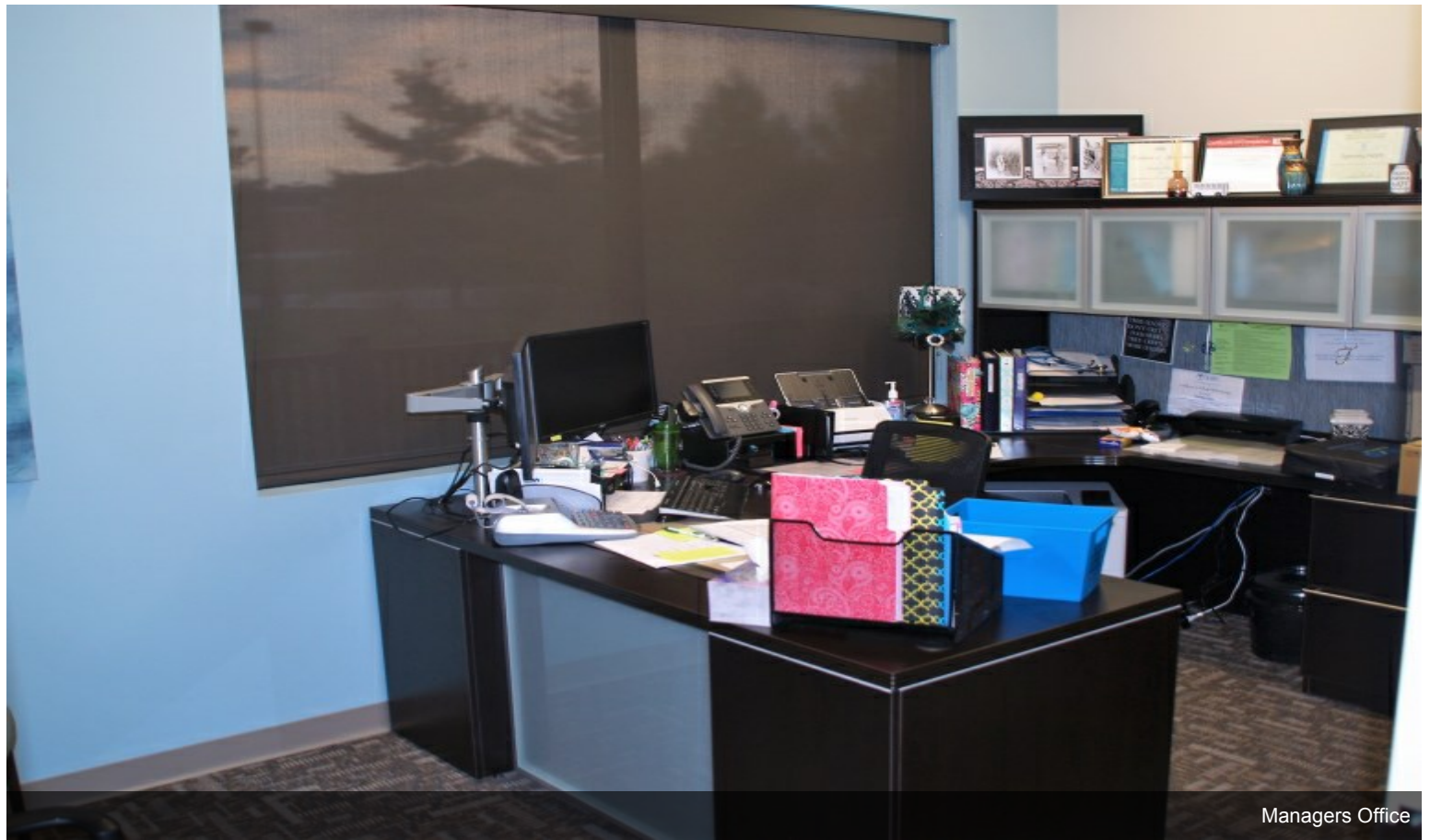


Conference Room

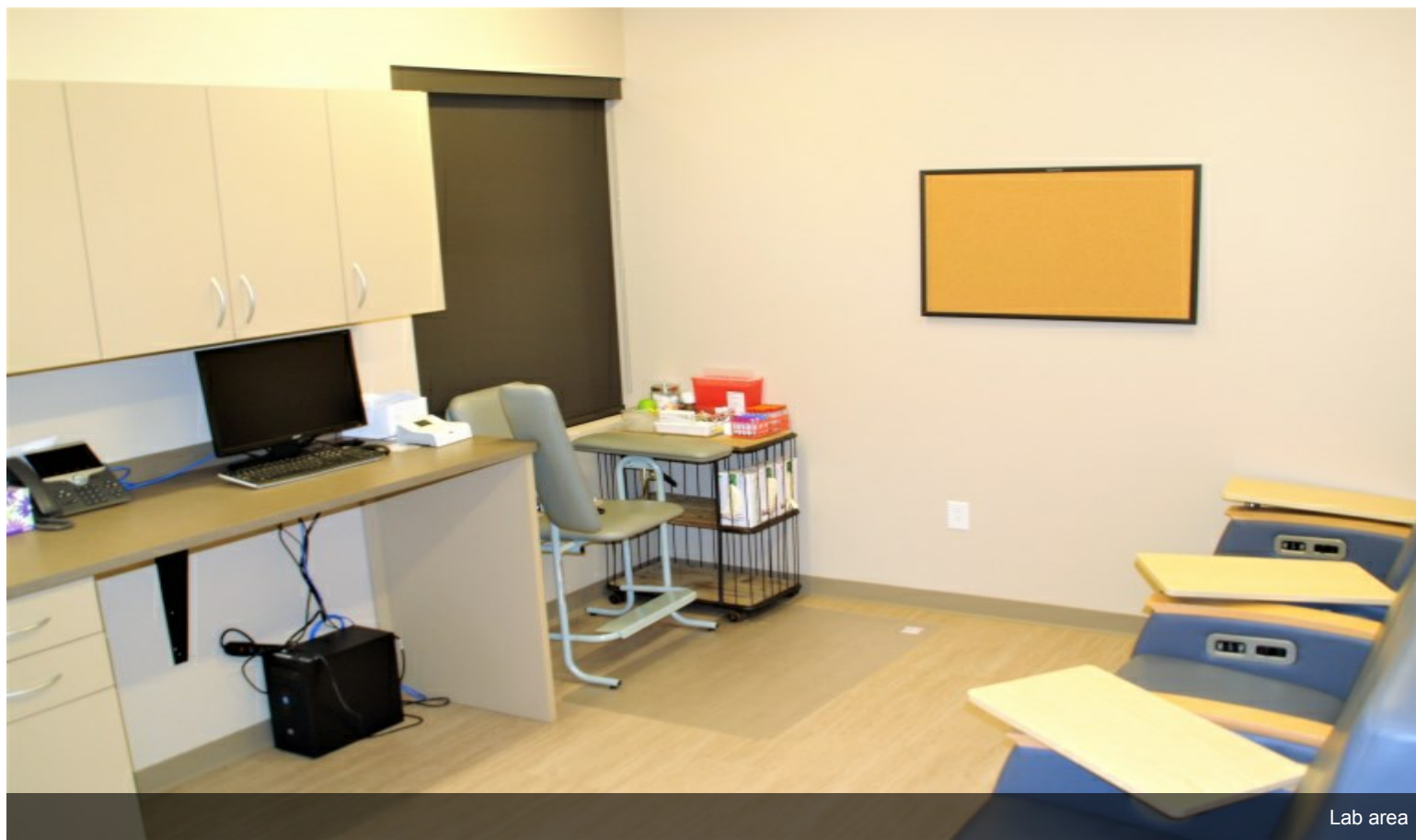


Nurses area

Property Photos



Property Photos



Lab area



Reception Area

Property Photos



Waiting area

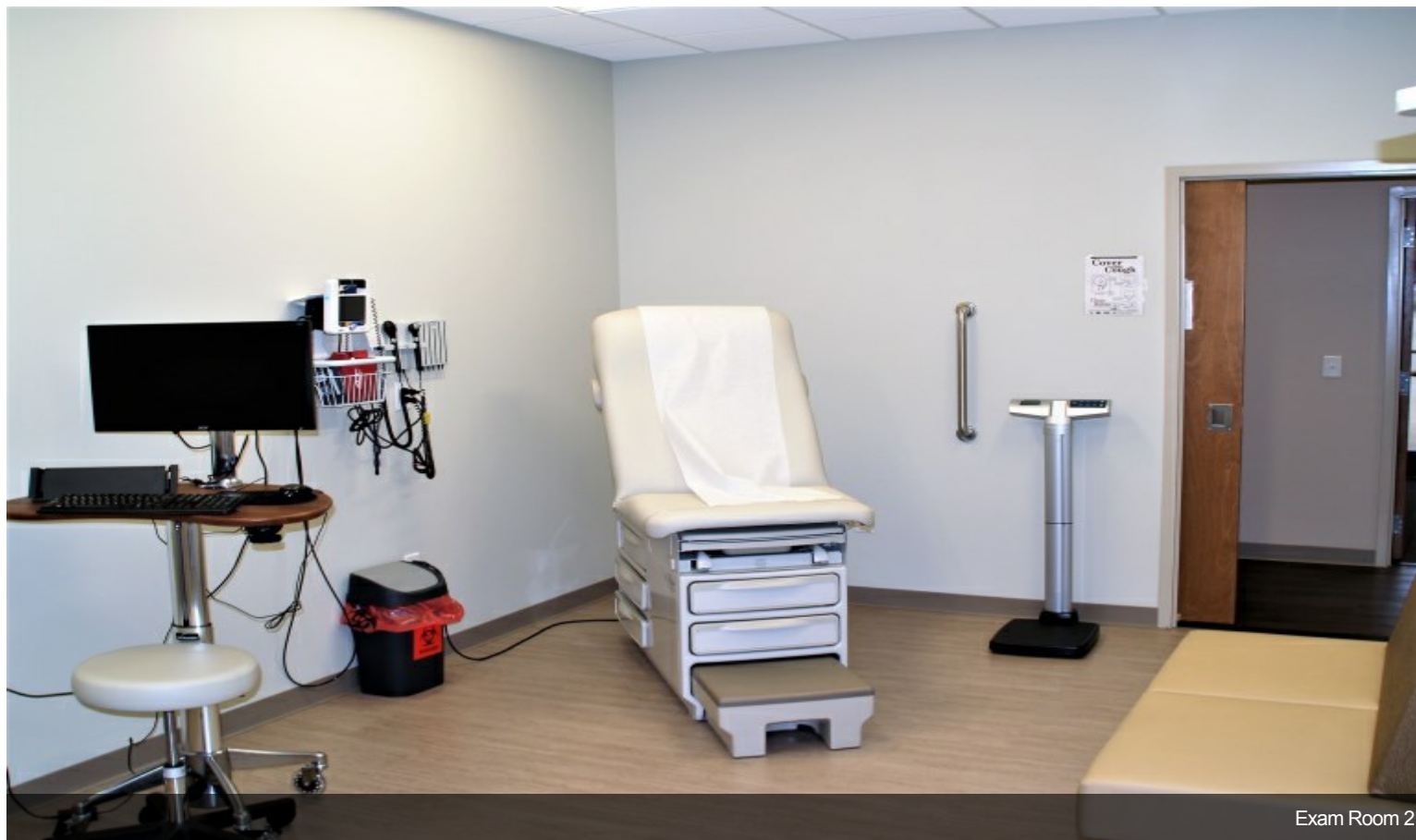


Work stations for nurses

Property Photos



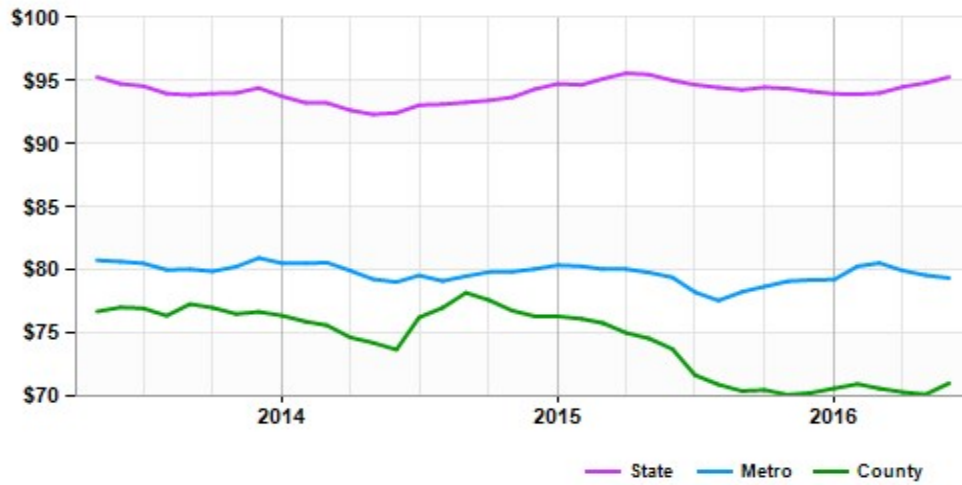
Exam Room 1



Exam Room 2

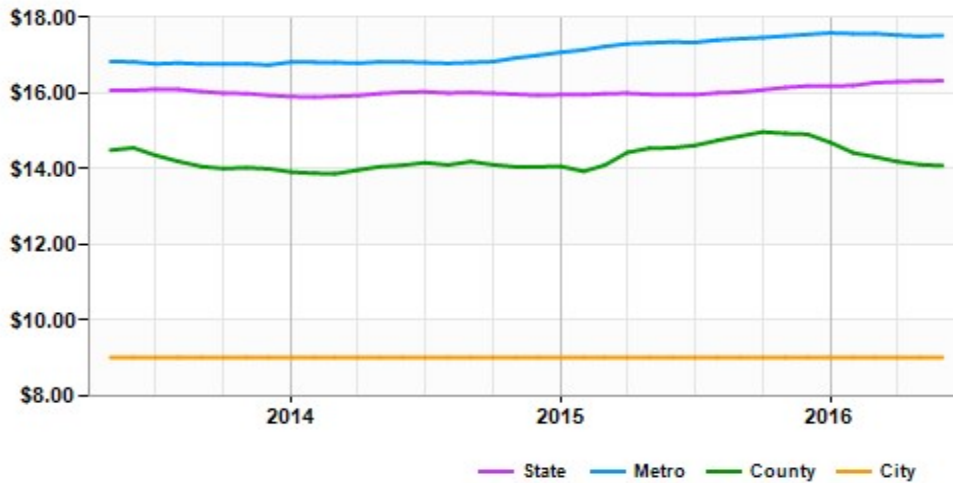
Market Trends

Asking Prices Office for Sale Shiloh, IL (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$95	+1.4%	+0.3%
Metro	\$79	-1.5%	-0.1%
County	\$71	+0.6%	-3.7%

Asking Rent Office for Lease Shiloh, IL (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$16.32	+0.3%	+2.3%
Metro	\$17.52	-0.3%	+1.0%
County	\$14.08	-1.6%	-3.2%
City	\$9.02	0.0%	0.0%