

## Automotive Repair/Body-Paint Shop

427 East Main St, Collinsville, Illinois 62234  
Madison County

**Bob Anna - CCIM**

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### Basic Details

Listing No:	2182
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Retail, Retail - Vehicle Related
Building Size (Sqft):	4,260 Sqft.
Total Sqft Available:	4,260 Sqft.
Sale Price:	\$281,500

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	427
Street:	East Main
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	4,260 Sqft.
Total Sqft Available:	4,260 Sqft.
Office:	244 Sqft.
Warehouse:	4,016 Sqft.
Min Divisible Sqft:	4,260 Sqft.
Max Contiguous Sqft:	4,260 Sqft.

### Facility Information

Drive-In Doors:	6
Drive-In Door Size:	(1) 8'x10', (2) 8'x9', (2) 9'x12'
Heating:	Yes - Gas
Cooling:	Window Unit
Men's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	13-2-21-34-05-101-008
Zoning:	B-2 Limited Commercial
Zoning By:	City of Collinsville
Prior Use:	Auto Repair/Body Shop
TIF:	Yes
Enterprise Zone:	Yes
Environmental:	Yes
Parking:	12
Parking Surface Type:	Asphalt
Property Tax:	\$2,370
Tax Year:	2020
Traffic Count:	1,950

## Land Measurements

Acres:	0.23 Acre(s)
Frontage:	66 ft
Depth:	148 ft

## Transportation

Interstate:	I-55/70
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## Structural Data

Year Built:	1988
Clearance Min:	9 ft
Clearance Max:	10 ft
Roof:	Rubber
Exterior:	Metal/Vinyl
Floors:	1

## Utility Information

Water Provider:	City of Collinsville
Sewer Provider:	City of Collinsville
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	200
Phase:	Single
Low Volts:	120
High Volts:	240