

## 2,005 SF Former Dental Suite

2 Club Centre Ct, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

Listing No:	1800
Sale Or Lease:	For Lease
Property Type(s):	Office - Medical
Building Size (Sqft):	6,202 Sqft.
Lot Size (Acres):	0.68 Acre(s)
Total Sqft Available:	2,005 Sqft.
Lease Rate:	\$20.00 Per Sqft
Net Charges:	\$7

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	2
Street:	Club Centre
Street Suffix:	Ct

### Square Foot Information

Building Total Sqft:	6,202 Sqft.
Total Sqft Available:	2,005 Sqft.
Direct Lease:	2,005 Sqft.
Office:	2,005 Sqft.
Min Divisible Sqft:	2,005 Sqft.
Max Contiguous Sqft:	2,005 Sqft.

### Property Information

Parcel No:	14-2-15-22-00-000-014
Zoning:	B-2
Zoning By:	City of Edwardsville
Prior Use:	Dental Office
Parking:	58
Parking Surface Type:	Concrete
Property Tax:	\$31,975
Tax Year:	2023
Traffic Count:	19,800

## Structural Data

Year Built:	1999
Class:	B
Clearance Min:	10 ft
Clearance Max:	10 ft
Exterior:	Brick

## Land Measurements

Acres:	0.68 Acre(s)
Frontage:	187 ft
Depth:	172 ft