

## 32,136 SF Mixed Use Property

439 Collinsville Ave, East St. Louis, Illinois 62201  
St. Clair County

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### Basic Details

Listing No:	3046
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Freestanding
Building Size (Sqft):	32,136 Sqft.
Total Sqft Available:	32,136 Sqft.
Sale Price:	\$250,000
Sale Price Per Sqft:	\$7.78

### Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62201
Street Number:	439
Street:	Collinsville
Street Suffix:	Ave

### Property Information

Parcel No:	01130200053, 01130200056, 01130200055, 01130200054
Zoning:	B-3
Prior Use:	Furniture/Pawn Shop
TIF:	Yes
Parking:	10
Parking Surface Type:	Concrete
Property Tax:	\$8,497
Tax Year:	2023

### Structural Data

Year Built:	1948
Rehab Year:	2021
Clearance Min:	8 ft
Clearance Max:	12 ft

Traffic Count:

105,300

## Land Measurements

Acres:	0.89 Acre(s)
Frontage:	201 ft
Depth:	195 ft

## Transportation

Interstate: I-55 and I-64