

Space for Lease

201 Hillsboro Ave., Edwardsville, IL 62025



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer – CCIM
C: 618.420.2376
CollinF@barbermurphy.com





PROPERTY SUMMARY

- Entire Main Floor available
- Former Fitness Studio Space Available on lower level
- Located one block from the Madison County Courthouse and within walking distance to Retail and Restaurants on Main St.

LEASE RATE: \$18.00/SF, Full Service

Listing No: 432.0**Office**201 Hillsboro
Edwardsville, IL 62025**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$18.00/SF**Lease Type:** Full Service**Net Charges:****CAM Charges:****Lease Term:****Leasing Comments:**

Utilities included

Comments

Entire 2nd Floor available.

Total SF Available: 8,000 SF**Min Divisible SF:** 1,500 SF**SQUARE FOOT INFO:****Building Total:** 12,137 SF**Total Available:** 8,000 SF**Direct Lease:** 8,000 SF**Sublease:** 0 SF**Office:** 8,000 SF**Retail:** 0 SF**Min Divisible:** 1,500 SF**Max Contiguous:** 8,000 SF**LAND MEASUREMENTS:****Acres:** 0.42**Frontage:****Depth:****PROPERTY INFORMATION:****Parcel No:** 14-2-15-11-11-201-005**County:** Madison**Zoning:** B-1, Central Business**Zoning By:** Edwardsville**Complex:** Old Post Office**Prior Use:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** Private**Surface Type:** Asphalt**Traffic Count:** 3,900**Property Tax:** \$11,150.00**Tax Year:** 2021**STRUCTURAL DATA:****Year Built:** 1913**Rehab Year:** 1992**Floors:** 2**Class:** B**Clearance Min:****Clearance Max:****Floor Drains:****Exterior:** Brick**Bay Spacing:****Sprinklers:****Listing Broker(s)**Collin Fischer CCIM
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