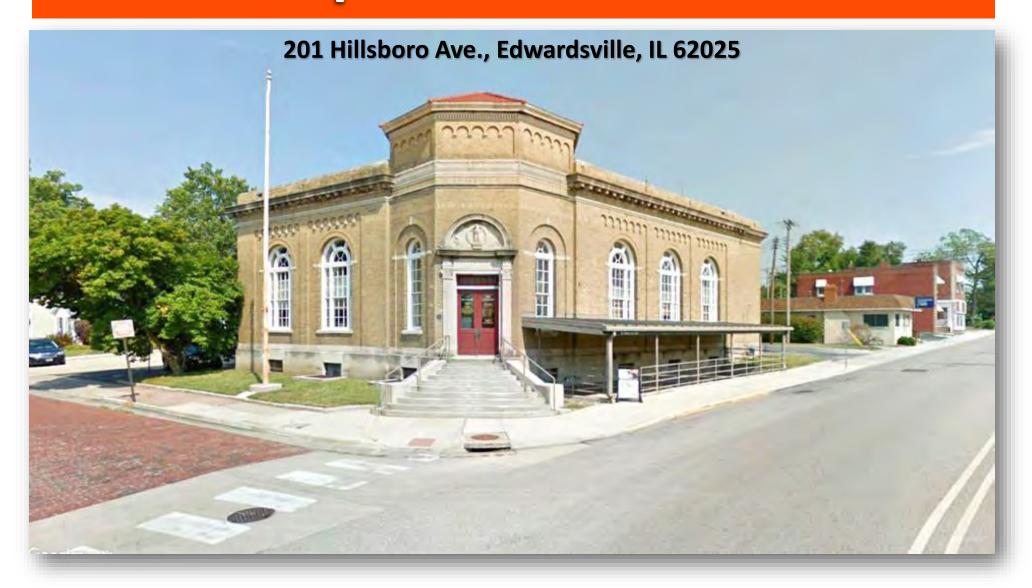
Space for Lease





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:

No For Sale:

Sale Price: Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

Yes For Lease:

Lease Rate: \$18.00/SF Full Service Lease Type:

Net Charges: CAM Charges:

Lease Term:

Leasing Comments:

Utilities included

Total SF Available: 8.000 SF Min Divisible SF: 1,500 SF

SQUARE FOOT INFO:

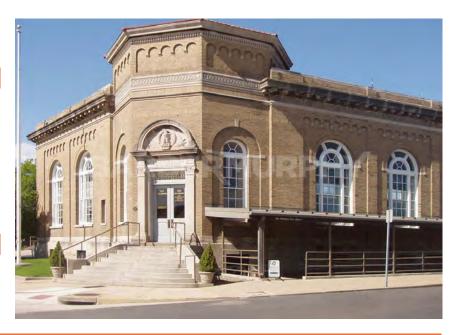
Building Total: 12,137 SF 8,000 SF **Total Available: Direct Lease:** 8,000 SF 0 SF Sublease: 8.000 SF Office: Retail: 0 SF

Min Divisible: 1.500 SF **Max Contiguous:** 8,000 SF

LAND MEASUREMENTS:

Acres: 0.42

Frontage: Depth:



PROPERTY INFORMATION:

Parcel No:

County:

B-1. Central Business Zoning:

Zoning By: Edwardsville

Old Post Office Complex:

Prior Use:

14-2-15-11-11-201-005 TIF: No Parking: Private Madison **Enterprise Zone:** No **Surface Type:** Asphalt 3.900

No **Traffic Count:** Survey: **Environmental:** No **Property Tax:**

No **Archaeological:**

Tax Year: 2021

\$11,150.00

STRUCTURAL DATA:

Year Built: 1913 **Clearance Min:** Brick **Exterior:**

1992 Rehab Year: Clearance Max: **Bay Spacing:** Floors: 2 Floor Drains: Sprinklers:

В Class:

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

Comments

Entire 2nd Floor available.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail orother conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.