

Former Bank Building for Sale

4200 South State Route 159, Edwardsville, IL 62025



- Office/Medical Re-Use Opportunity of 4,997 SF Building with 4 Lane Drive Up (Canopy)
- Located in the Edwardsville/Glen Carbon Market on Route 159 (Troy Rd) w/ 27,800 ADT
- 3-Year Deed Restriction for Banks, Credit Unions and Wealth Management Firms
- Furniture and Fixtures Included in Sale of Property

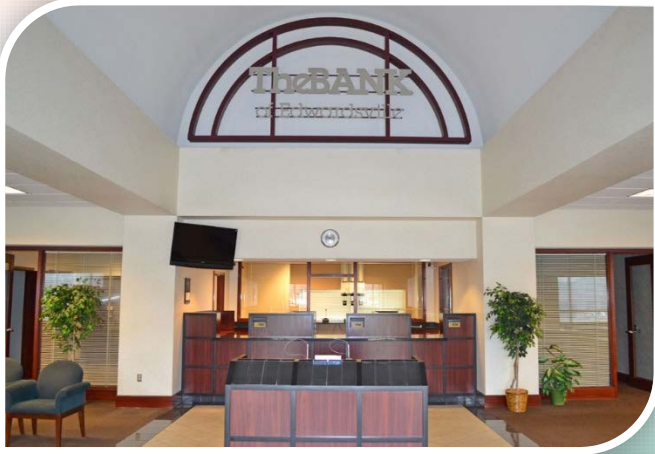
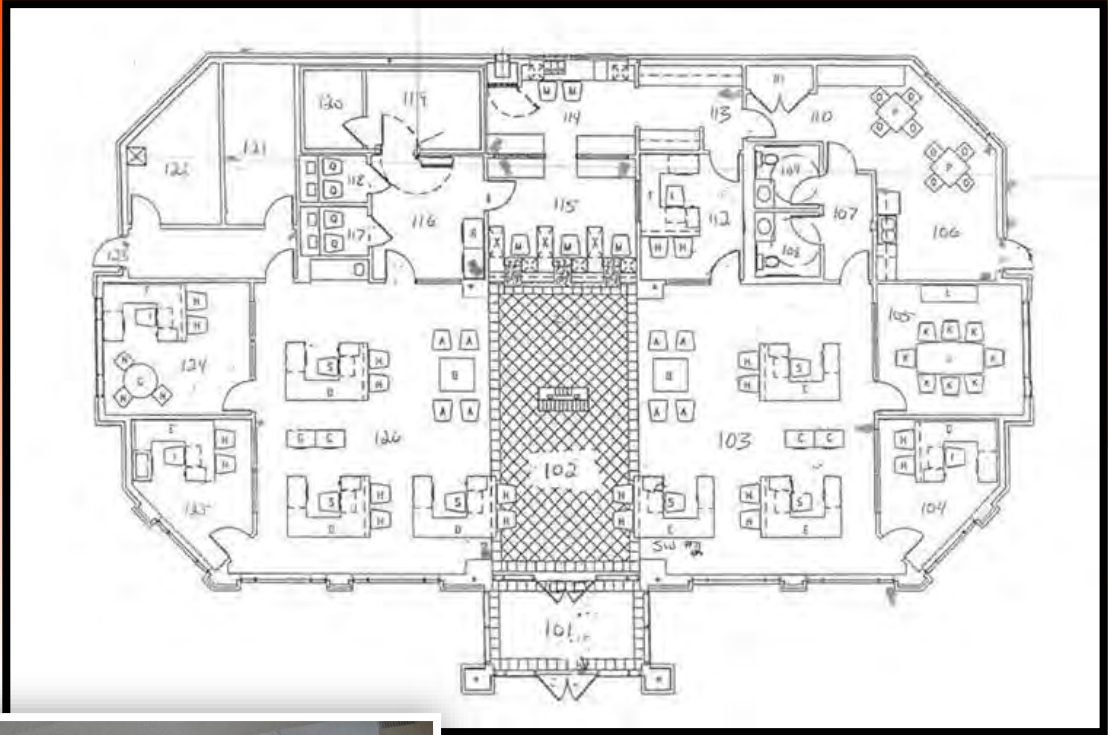
Sale Price: \$1,580,000

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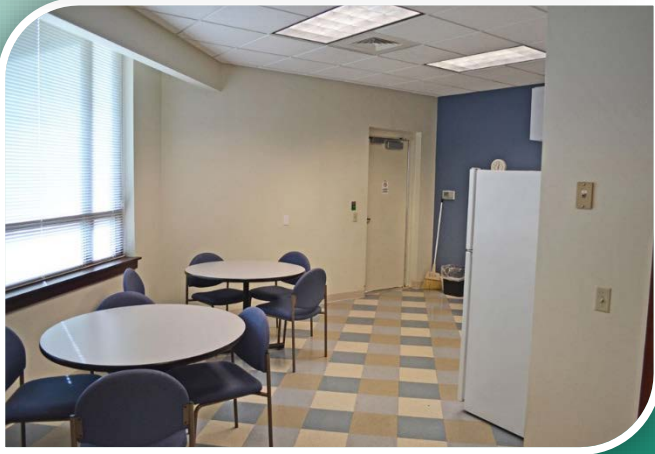
COMMERCIAL REAL ESTATE SOLUTIONS Cathy Hamilton
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.980.2284
618.277.4400 barbermurphy.com CathyH@barbermurphy.com

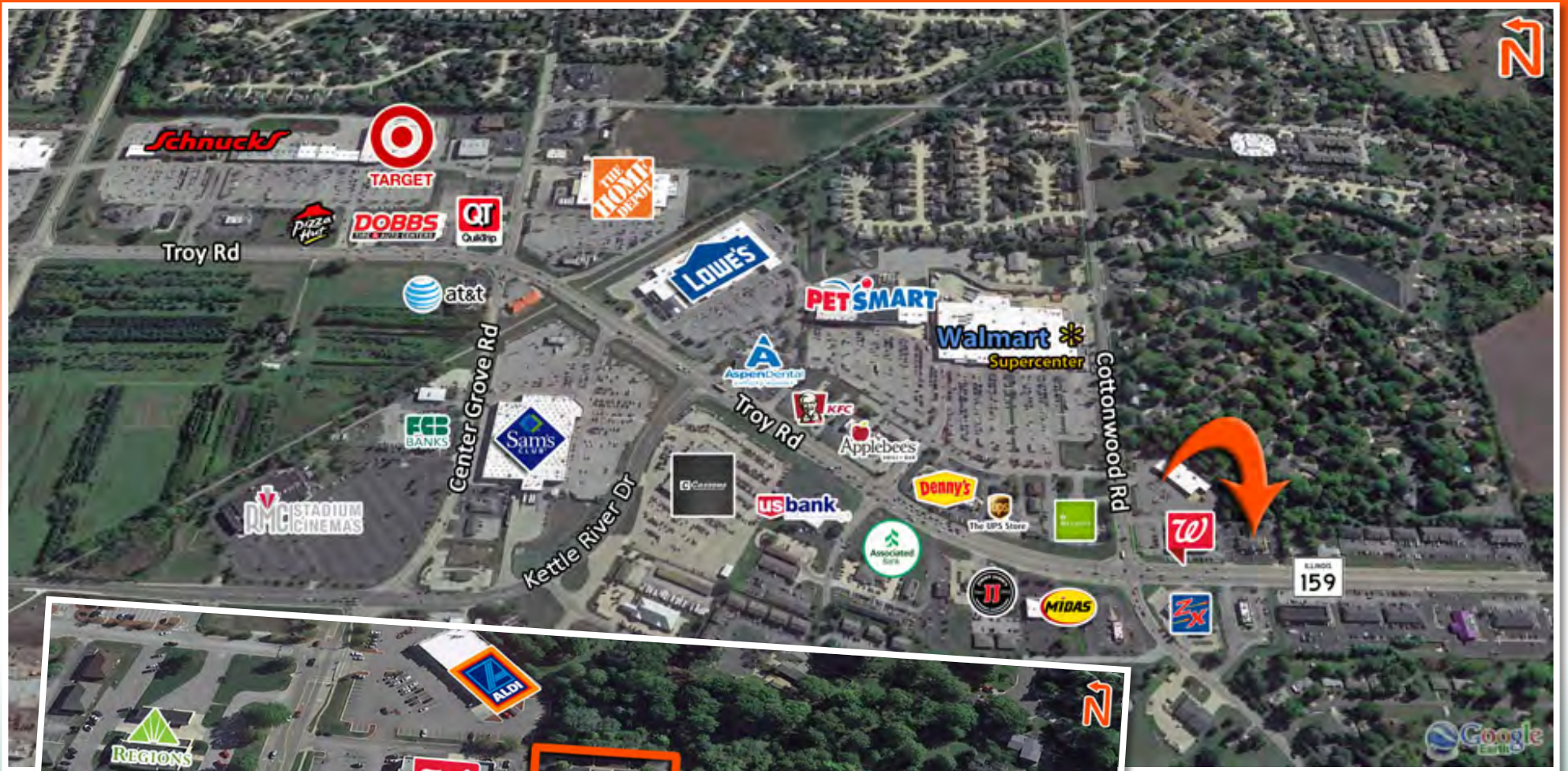
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





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Listing No: 2205

Office

Former Bank Facility
4200 S State Route 159
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,580,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Newer Construction of Professional Former Banking Facility Located in the Edwardsville/Glen Carbon Market. 3-Year Deed Restriction for Banks, Credit Unions and Wealth Management Firms. Furniture and Fixtures Included in Sale of Property.

Total SF Available: 4,997 SF
Min Divisible SF: 4,997 SF

SQUARE FOOT INFO:

Building Total: 4,997 SF
Total Available: 4,997 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 4,997 SF
Retail: 4,997 SF
Min Divisible: 4,997 SF
Max Contiguous: 4,997 SF

LAND MEASUREMENTS:

Acres: 0.99
Frontage: 217 FT
Depth: 203 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-26-02-201-004	TIF: No	Parking: 50
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: General Commercial	Survey: No	Traffic Count: 27,800
Zoning By: Village of Glen Carbon	Environmental: No	Property Tax: \$39,142.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use:		



STRUCTURAL DATA:

Year Built: 2000	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: A		

Listing Broker(s)

Cathy Hamilton
Office: (618) 277-4400
cathyh@barbermurphy.com
Cell: (618) 980-2284