

High Visibility Corner

620 St. Louis Street, Edwardsville, IL 62025



- Situated at the corner of IL-157 (West St.) and St. Louis St.
- 11,000+ ADT at this location
- Office or Retail Potential

Sale Price: \$275,000

BARBERMURPHY

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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.





Listing No: 2213

Office
Total SF Available: 1,033 SF
Min Divisible SF: 1,033 SF

620 Saint Louis Street
 Edwardsville, IL 62025

SALE INFORMATION:

For Sale: Yes
Sale Price: \$275,000
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

Highly Visible corner at 157 (West St) and St Louis St

SQUARE FOOT INFO:

Building Total: 1,033 SF
Total Available: 1,033 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 1,033 SF
Retail: 0 SF
Min Divisible: 1,033 SF
Max Contiguous: 1,033 SF

LAND MEASUREMENTS:

Acres: 0.10
Frontage: 85 FT
Depth: 50 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-11-13-302-001	TIF: No	Parking: 10
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2	Survey: No	Traffic Count: 11,000
Zoning By: Edwardsville	Environmental: No	Property Tax: \$2,932.72
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Dental Office		



STRUCTURAL DATA:

Year Built: 1985	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: C		

Listing Broker(s)

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