

Storefront Retail

110 West Main St., Collinsville, IL 62234



Sale Price: \$99,500

- 6,200+ SF Retail in Downtown Collinsville
- Space can be divided for 2 Tenants
- Located in TIF District and Enterprise Zone; and near Multiple Restaurants and Shops
- LED Lighting throughout Building
- Roof Warranty is Transferable (9 years remaining)

BARBERMURPHY

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

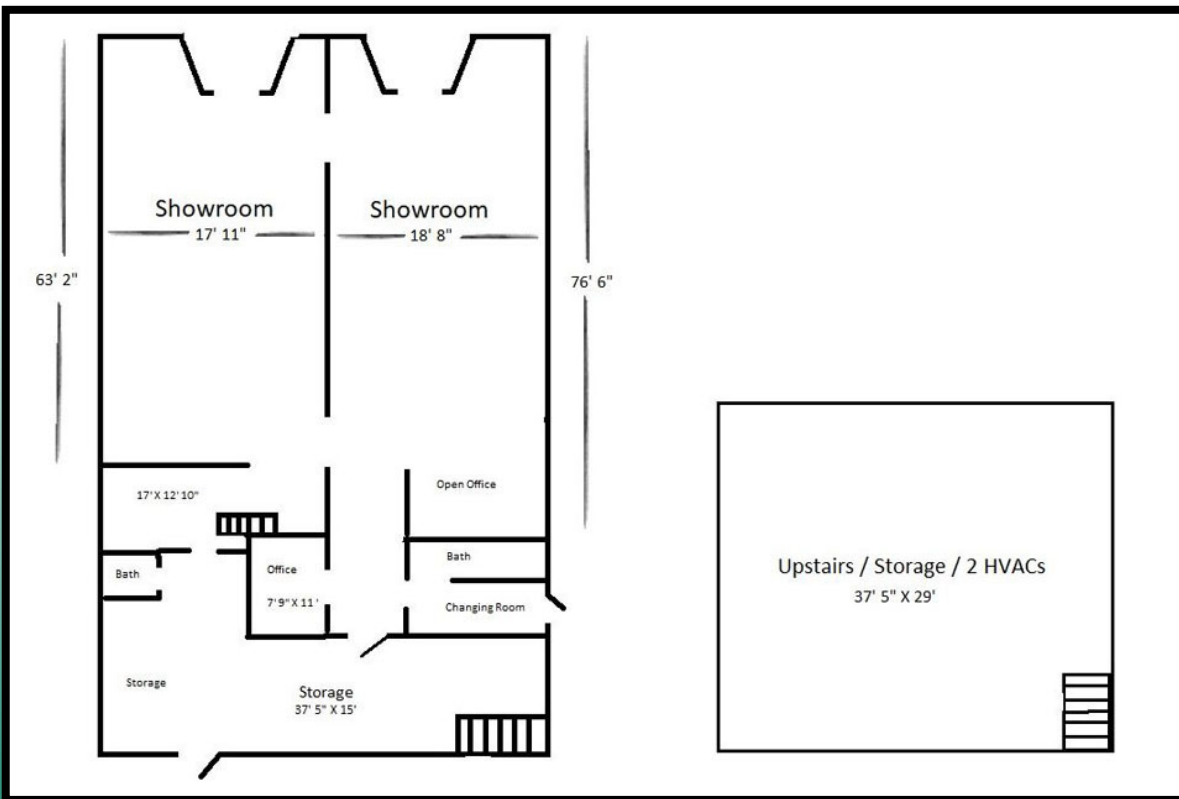
Collin Fischer - CCIM
C: 618.420.2376

CollinF@barbermurphy.com

Mike Durbin
C: 618.960.8675

MikeD@barbermurphy.com





Listing No: 2214

Retail

110 W Main Street
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$99,500
Sale Price/SF: \$16.05
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

6200+ SF former retail building with owner/user potential. Multiple bars and restaurants in close proximity. Metal and wood slat boarding will remain with property, along with the majority of shelving throughout. CCTV would also remain with property. Both HVAC units were installed in 2005. Pitched roof access from second floor ladder. 2 restrooms (1 is fully functioning and 2nd would need to be installed).

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 or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 6,201 SF
Min Divisible SF: 6,201 SF

SQUARE FOOT INFO:

Building Total: 6,201 SF
Total Available: 6,201 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 6,201 SF
Retail: 6,201 SF
Min Divisible: 6,201 SF
Max Contiguous: 6,201 SF

LAND MEASUREMENTS:

Acres:
Frontage: 40 FT
Depth: 148 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-33-08-204-015	TIF: Yes	Parking: 8 in rear; Street
County: Madison	Enterprise Zone: Yes	Surface Type: Concrete
Zoning: B-2 Limited Commercial	Survey: No	Traffic Count: 7,600
Zoning By: City of Collinsville	Environmental: No	Property Tax: \$2,244.72
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Retail Wedding Rental		



STRUCTURAL DATA:

Year Built: 1925	Clearance Min: 7	Exterior: Brick /
Rehab Year: 2010	Clearance Max: 11	Bay Spacing:
Floors: 2	Floor Drains: No	Sprinklers: No
Class:		

Listing Broker(s)

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675	Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376
---	---