

FOR SALE/LEASE

104-106 West Main St.
Collinsville, IL 62234



2,704 SF OFFICE BUILDING

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Tony Smallmon

Broker Associate

Cell: (618) 407-4240

tonys@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.

AREA MAP - PROPERTY DESCRIPTION & LOCATION OVERVIEW

104-106 WEST MAIN ST., COLLINSVILLE



PROPERTY DESCRIPTION

2,704 SF Office Building in uptown Collinsville. 3 Private Offices, Conference Room, Large Open Area with 14' Ceilings and Male/Female Restrooms. There are 9 Private Parking Spaces.

LOCATION OVERVIEW

Located in uptown Collinsville on Main Street with 7,600 ADT

PROPERTY PHOTOS

104-106 WEST MAIN ST., COLLINSVILLE



OFFICE/RETAIL PROPERTY INFO

104-106 WEST MAIN ST., COLLINSVILLE

LISTING # 2239

SQUARE FOOT INFO

Building SF: 2,704 SF
Direct Lease: 2,704 SF
Min Divisible: 2,704 SF
Max Contiguous: 2,704 SF

PROPERTY INFO

APN: 13-2-21-33-08-204-016
County: IL - Madison
Zoning: B-2
Taxes: \$712.08 - 2022
Parking: 9 Private Spaces
Traffic Count: 7,600

STRUCTURAL DATA

Year Built: 1914
Rehab Year: 2010
Building Class: C
Floors: 1
Construction Type: Brick
Min-Max Clearance: 9' - 14'

LAND MEASUREMENTS

Lot Size: 0.13 Acres
Dimensions: 39'x148'



SALE INFO

Sale Price: \$175,000
Sale Price/SF: \$64.72

LEASE INFO

Lease Rate: \$12.42/SF
Lease Type: Modified Gross