

6,643 SF Office Building for Sale/Lease

2009 Mall St., Collinsville, IL 62234



BARBERMURPHY

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Property Summary

Office Building for Sale or Lease

Building has Secured Key Card Entrance, Reception Area, 2 Large Conference Rooms, 8 Offices, 2 Bullpen Areas and Break Room

Will Divide Space for Lease

Located in a TIF District

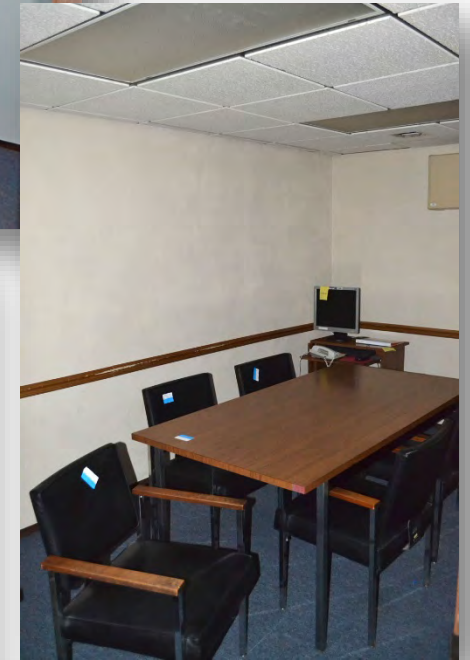
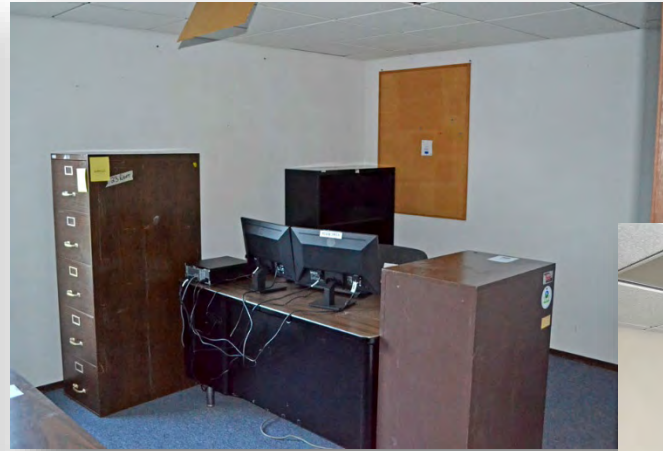
REDUCED SALE PRICE: \$250,000

REDUCED LEASE RATE: \$3,300/Month, Modified Gross

AREA MAP



IMAGES



Listing No: 2325

Office

2009 Mall St
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$250,000
Sale Price/SF: \$37.63
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3,300.00
Lease Type: Modified Gross

Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Up to 6,643 SF. Can be divided. Secured key card entrance, reception area, 2 large conference rooms, 8 offices, 2 bullpen areas, break room, all single metered for utilities. 3 A/C furnaces zoned heating and cooling. Good office space at a very reasonable rate. Plus Association Fee - Varies.

Comments

6,643 SF Office Building for Sale or Lease. Located on Mall Street directly off IL Route 157. Easy access to I-55/70

Total SF Available: 6,643 SF
Min Divisible SF: 6,643 SF

SQUARE FOOT INFO:

Building Total: 6,643 SF
Total Available: 6,643 SF
Direct Lease: 6,643 SF
Sublease: 0 SF
Office: 6,643 SF
Retail: 0 SF
Min Divisible: 6,643 SF
Max Contiguous: 6,643 SF

LAND MEASUREMENTS:

Acres:
Frontage: 200 FT
Depth: 191 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-29-03-302-026.01C	TIF: Yes	Parking: 25
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: PUD	Survey: No	Traffic Count: N/A
Zoning By: Collinsville	Environmental: No	Property Tax: \$10,945.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Office		



STRUCTURAL DATA:

Year Built:	Clearance Min: 8'	Exterior: Brick Combo
Rehab Year:	Clearance Max: 8'	Bay Spacing:
Floors:	Floor Drains:	Sprinklers: No
Class: C		

Listing Broker(s)

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