

3,100 SF Office/Retail Building for Sale

201 N. Morrison Ave., Collinsville, IL 62234



BARBERMURPHY

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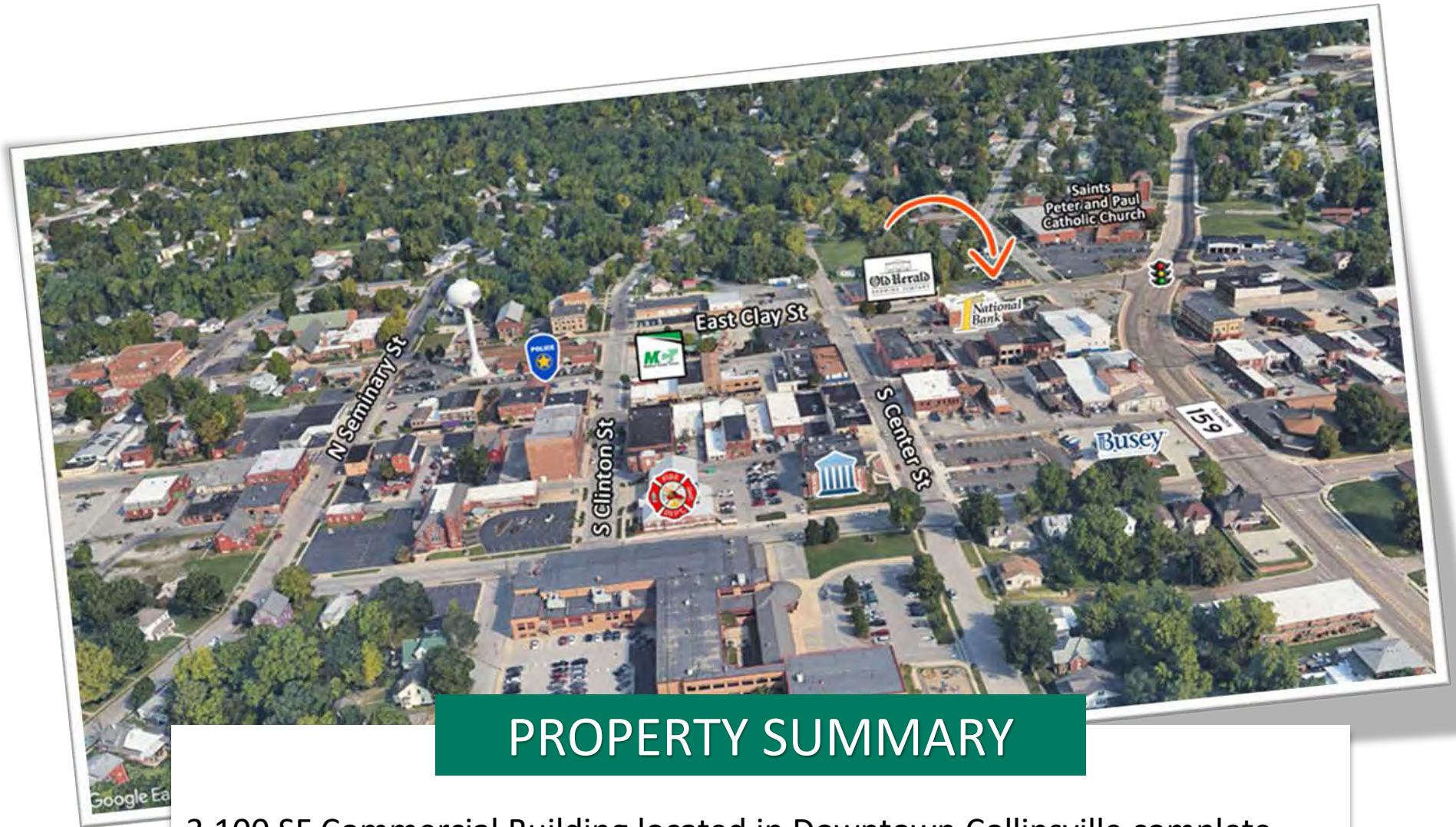
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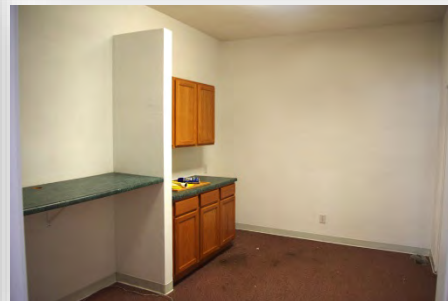




PROPERTY SUMMARY

3,100 SF Commercial Building located in Downtown Collinsville complete with living quarters. Situated on a corner lot at the heavily trafficked intersection of N. Morrison Ave. and East Clay St., 1 block from IL Route 159.

SALE PRICE: \$250,000



Listing No: 2411

Office

201 North Morrison
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$250,000
Sale Price/SF: \$80.64
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

Corner Location of Morrison and Clay St. 1 block off Illinois 159 in Downtown Collinsville. Large open office with breakroom and restroom. Attached is a 2 story, 2 bedroom, 2 bath apartment, which could be converted to additional office space. Off street parking with excellent visibility.

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: 3,100 SF
Min Divisible SF: 3,100 SF

SQUARE FOOT INFO:

Building Total: 3,100 SF
Total Available: 3,100 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 3,100 SF
Retail: 3,100 SF
Min Divisible: 3,100 SF
Max Contiguous: 3,100 SF

LAND MEASUREMENTS:

Acres: 0.27
Frontage: 119 FT
Depth: 99 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-33-08-202-013	TIF: No	Parking: 18
County: Madison	Enterprise Zone: No	Surface Type: Asphalt/Concrete
Zoning: B-2	Survey: No	Traffic Count: 18,100
Zoning By: City of Collinsville	Environmental: No	Property Tax: \$1,837.72
Complex:	Archaeological: No	Tax Year: 2020
Prior Use: Office		

STRUCTURAL DATA:

Year Built: 1930	Clearance Min: 8	Exterior: Brick/Wood Frame
Rehab Year: 2021	Clearance Max: 10	Bay Spacing:
Floors: 2	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

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