

FOR
LEASE

3,300 SF Medical Office Suite

1181 South State Route 157, Edwardsville, Illinois 62025



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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.

AREA MAP



PROPERTY SUMMARY

- 3,300 SF Former Medical/PT Suite for Lease
- Shared entrance & waiting area
- Large surface parking lot
- Easily assessable from IL-157
- Highway signage opportunity

LEASE RATE: \$18.00/SF, NNN

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Listing No: 2634

Retail

1181 S State Route 157
Edwardsville, IL 62025**SALE INFORMATION:**For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:**For Lease: Yes
Lease Rate: \$18.00
Lease Type: NNN
Net Charges: \$4.50
CAM Charges:
Lease Term:**Leasing Comments:**

2nd Floor suite with shared entrance and waiting area.

CommentsTotal SF Available: 3,313 SF
Min Divisible SF: 3,313 SF**SQUARE FOOT INFO:**Building Total: 14,344 SF
Total Available: 3,313 SF
Direct Lease: 3,313 SF
Sublease: 0 SF
Office: 3,313 SF
Retail: 0 SF
Min Divisible: 3,313 SF
Max Contiguous: 3,313 SF**LAND MEASUREMENTS:**Acres: 1.43
Frontage: 120 FT
Depth: 400 FT**PROPERTY INFORMATION:**Parcel No: 14-1-15-22-00-000-004
County: Madison
Zoning: B-2
Zoning By: Edwardsville
Complex:
Prior Use: MedicalTIF:
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: NoParking: 71
Surface Type: Asphalt
Traffic Count: 20000
Property Tax: \$54,835.00
Tax Year: 2021**STRUCTURAL DATA:**Year Built: 2005
Rehab Year:
Floors: 2
Class: B
Clearance Min:
Clearance Max:
Floor Drains:
Exterior:
Bay Spacing:
Sprinklers:**Listing Broker(s)**Collin Fischer CCIM
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