

FOR SALE

1280 Vandalia St.
Collinsville, IL 62234



1,850 SF OFFICE BUILDING

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Cell: (618) 570-8344
johne@barbermurphy.com



AREA MAP

1280 Vandalia St., Collinsville, IL 62234



LOCATION OVERVIEW

High traffic count, with good visibility. located in a good retail area. Fronts IL Route 159 (Vandalia St.) with 18,700 ADT.

PROPERTY PHOTOS

1280 Vandalia St., Collinsville, IL 62234

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE PROPERTY SUMMARY

1280 Vandalia St., Collinsville, IL 62234

#2831

SALE INFORMATION:

For Sale: Yes
Sale Price: \$164,900
Sale Price/SF: \$89.14

SQUARE FOOT INFO:

Building Total: 1,850 SF
Total Available: 1,850 SF
Office: 1,850 SF
Min Divisible: 1,850 SF
Max Divisible: 1,850 SF

LAND MEASUREMENTS:

Acres: 0.52 AC
Frontage: 165 FT
Depth: FT

PROPERTY INFORMATION:

Parcel No: 13-1-21-27-06-104-002
County: St. Clair
Zoning: B-4
Parking: 12
Traffic Count: 18,700
Property Tax: \$2,935
Tax Year: 2022



STRUCTURAL DATA:

Year Built: 1970
Rehab Year: 2024
Clearance Min: 8'
Clearance Max: 8'
Roof: Shingle
Exterior: Brick
Floors: 1
Signage: Monument, Building

TRANSPORTATION:

Interstate: I-55/70, I-255
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

5 offices, reception area with new flooring, freshly painted, kitchenette and 2 restrooms. Located in a high traffic, high visibility location. Enclosed patio with heat.



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