

**FOR SALE**

**235B S Main St  
Edwardsville, IL 62025**



**1,209 SF OFFICE/RETAIL BUILDING**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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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

235B S Main St., Edwardsville, IL 62025



## LOCATION OVERVIEW

Located in thriving downtown Edwardsville corridor on IL Route 159 in a high traffic/high visibility area with 14,000 ADT.

# OFFICE PROPERTY SUMMARY

235B S Main St., Edwardsville, IL 62025

#2846

## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$225,000  
Sale Price/SF: \$186.10  
Cap Rate:  
GRM:  
NOI:

## LEASE INFORMATION:

For Lease: No  
Lease Rate:  
Lease Type:  
Net Charges:  
Cam Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 1,209 SF  
Total Available: 1,209 SF  
Direct Lease: 0 SF  
Sublease: 0 SF  
Office: 1,209 SF  
Min Divisible: 1,209 SF  
Max Divisible: 1,209 SF

## LAND MEASUREMENTS:

Acres: 0.2 AC  
Frontage: 55 FT  
Depth: 140 FT

## PROPERTY INFORMATION:

Parcel No: 14-2-15-11-15-401-028  
County: Madison  
Zoning: B-2  
Prior Use: Medical  
Complex:  
Parking: 8 - Off Street  
Traffic Count: 14,000  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Property Tax:  
Tax Year:

## STRUCTURAL DATA:

Year Built: 1970  
Rehab Year:  
Building Class: B  
Clearance Min:  
Clearance Max:  
Roof: Shingle  
Exterior: Brick  
Floors: 1  
Signage: Yes



## TRANSPORTATION:

Interstate: I-55/70 & I-270  
Rail: N/A  
Barge: N/A  
Airport: N/A

## COMMENTS:

1,209 sf office/retail building.  
Former medical user. Suitable  
for multiple user types.



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