

FOR SALE

517 W. Clay St.
Collinsville, IL
62269



2,700+ SF MIXED USE BUILDING AVAILABE

BARBERMURPHY

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

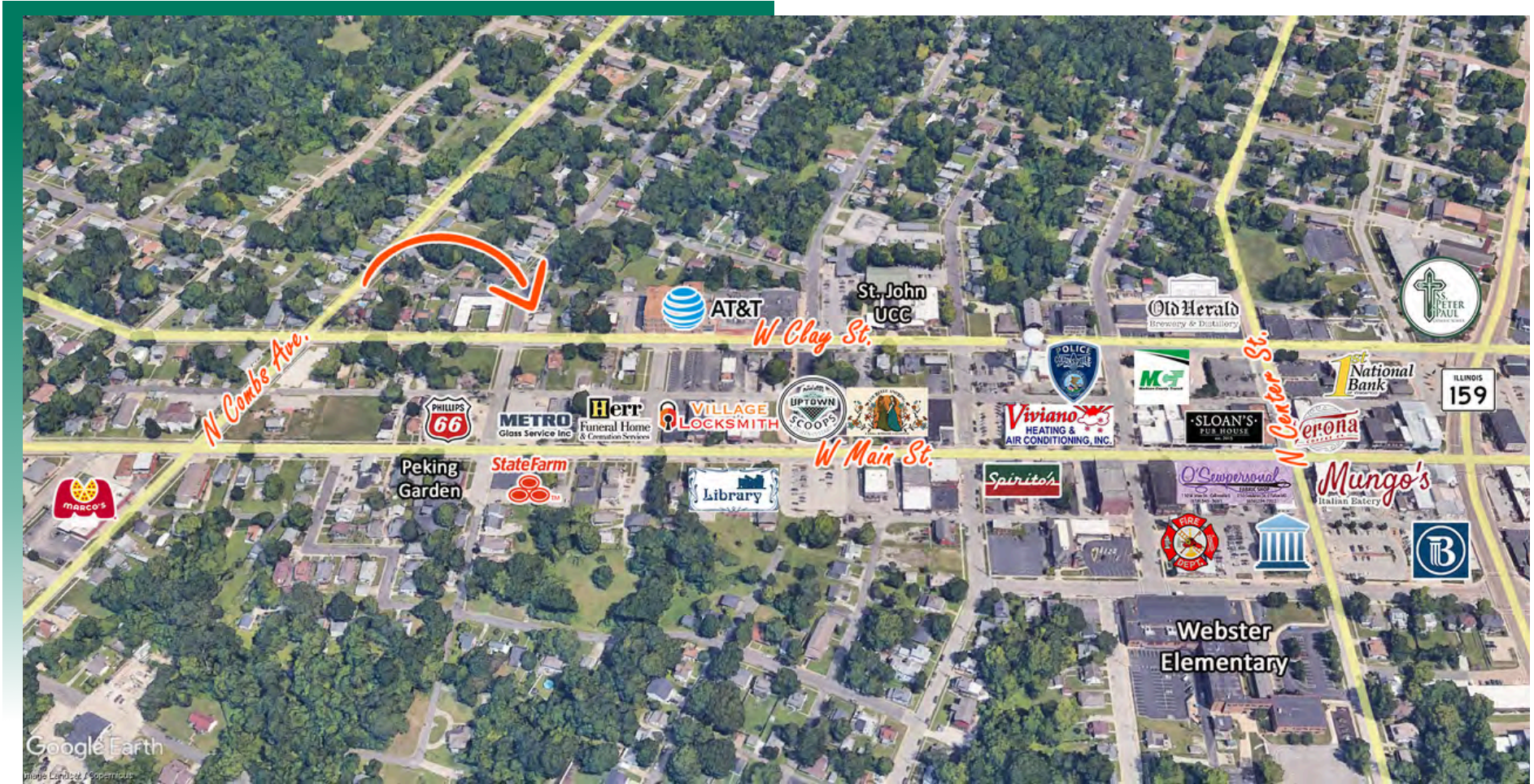
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

517 North Main Street, Collinsville, IL 62234



LOCATION OVERVIEW

Prime corner lot situated on Clay Street, just two blocks from Main Street. Surrounded by office, retail establishments, and single/multi-family residences.

FRONTAGE: 66'
DEPTH: 72'

STL AIRPORT
27 MILES

I-255 & I-55
EXIT
EXIT 11

PROPERTY PHOTOS

517 West Clay Street, Collinsville, IL 62234

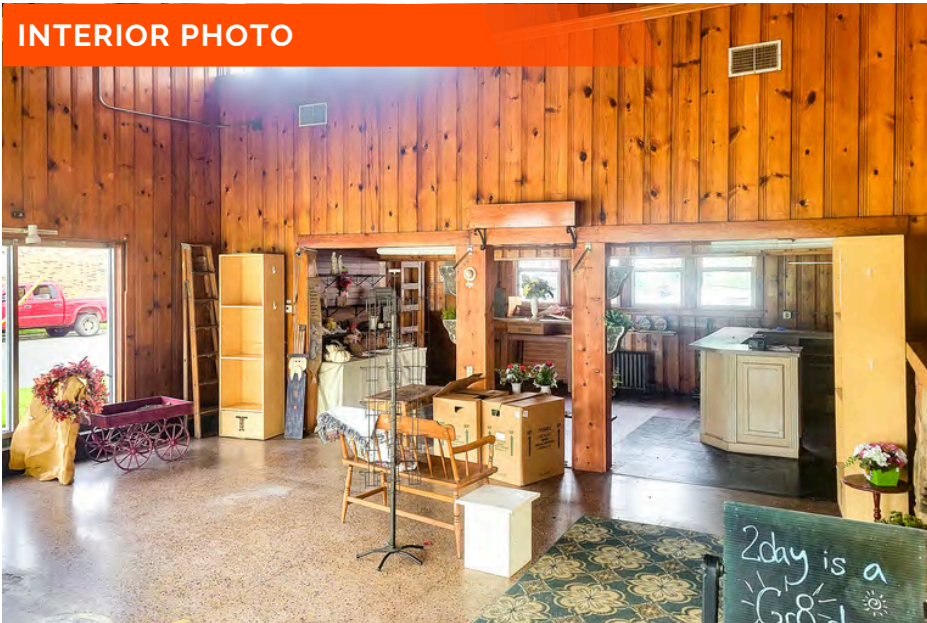
INTERIOR PHOTO



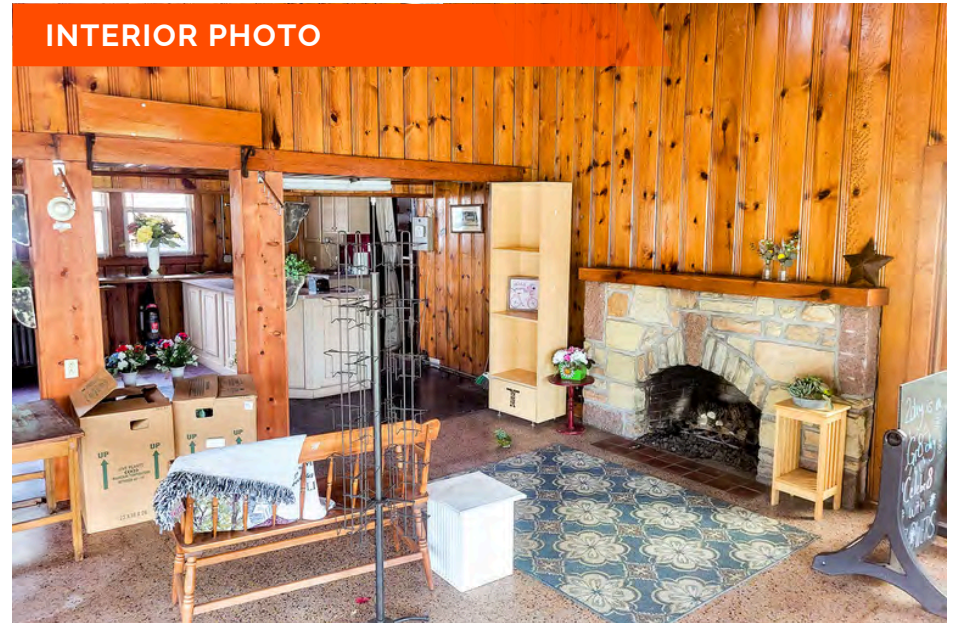
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

517 W CLAY ST

LISTING # 2974

LOCATION DETAILS:

Parcel #: 13-2-21-33-07-202-042
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 2,785
Vacant SF: 2,785
Usable Sqft: 2,785
Min Divisible SF: 2,785
Max Contig SF: 2,785
Office SF: 2,785
Retail SF: 1,721
Signage: Yes
Lot Size: 0.10 Acres
Frontage: 66
Depth: 72
Parking Spaces: 4
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1967
Yr Renovated: -
Building Class: -
Ceilings: 8' - 10'
Construction Type: Stone, Wood Frame

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$195,000
Price / SF: \$70.02

FINANCIAL INFORMATION:

Taxes: \$3,118.24
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 4650

PROPERTY DESCRIPTION:

Former florist shop with showroom, sales counter, shop space, 2 walk-in coolers, kitchenette, office, restroom and attached greenhouse. Second story 2-bedroom apartment (vacant) with 2 bathrooms, laundry room, living room and kitchen. Corner lot

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