

# FOR SALE

517 West Clay Street,  
Collinsville, IL 62269



**PRICE REDUCED!**

**2,700+ SF MIXED USE BUILDING AVAILABLE**

**BARBERMURPHY**

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

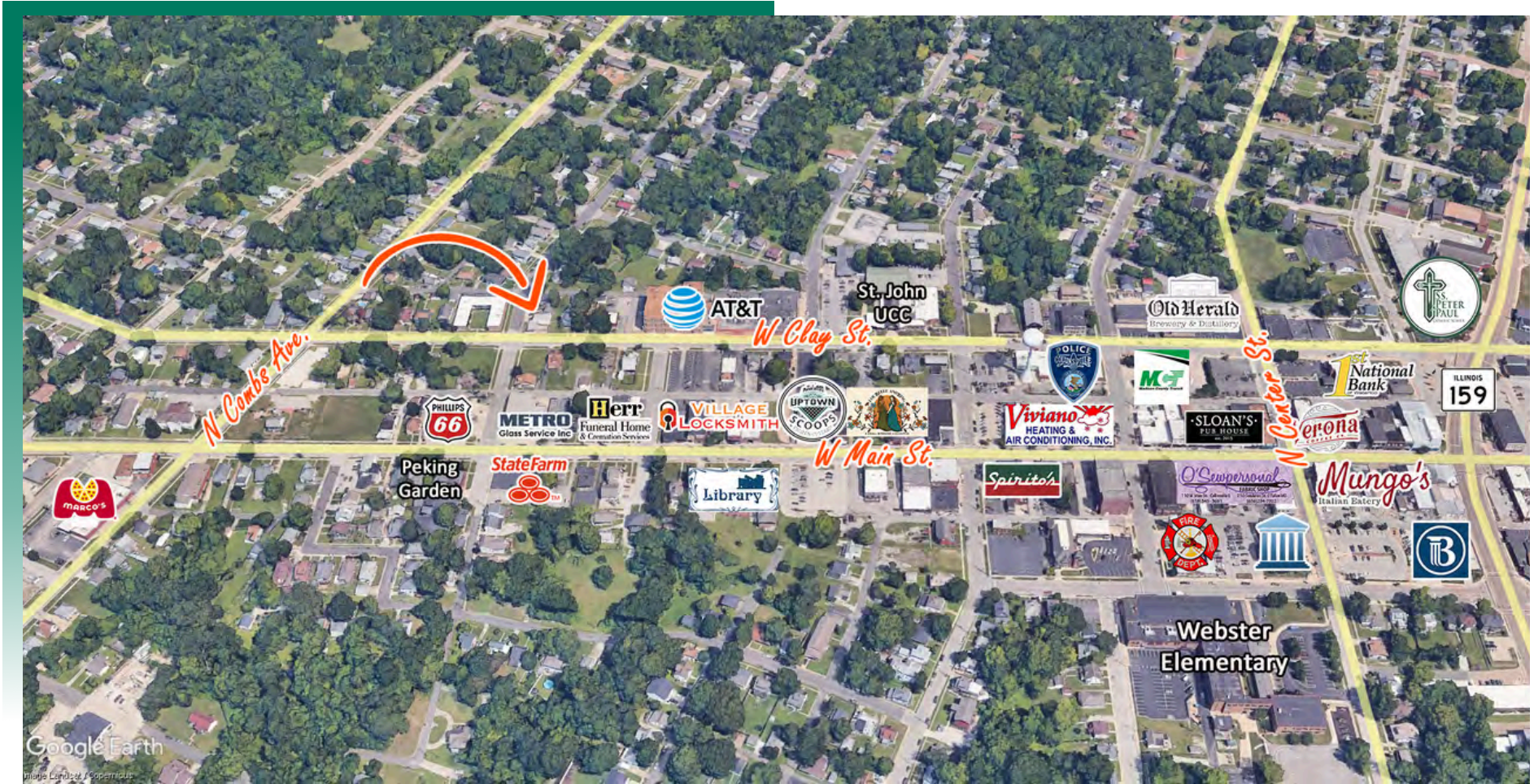
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

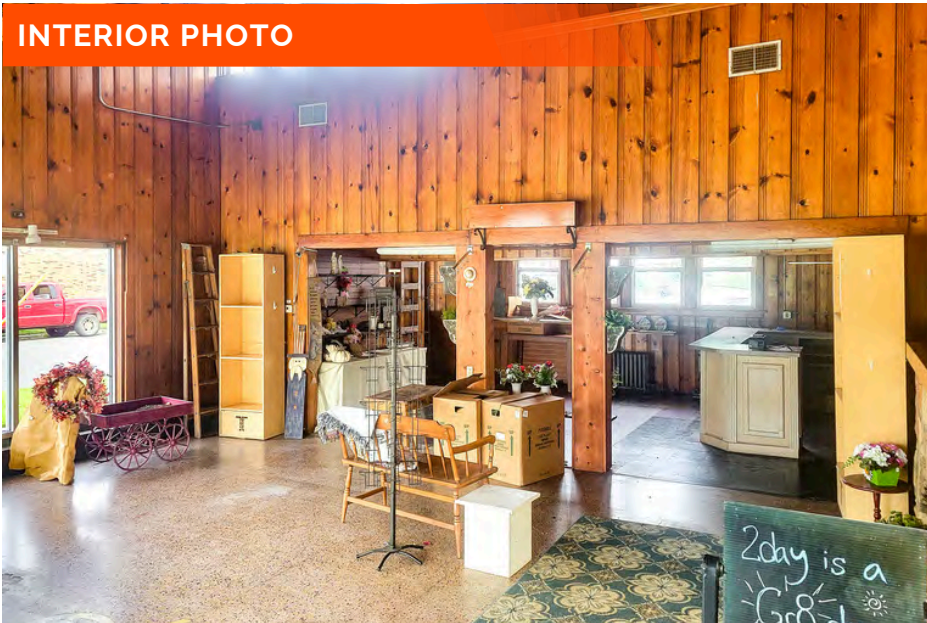
INTERIOR PHOTO



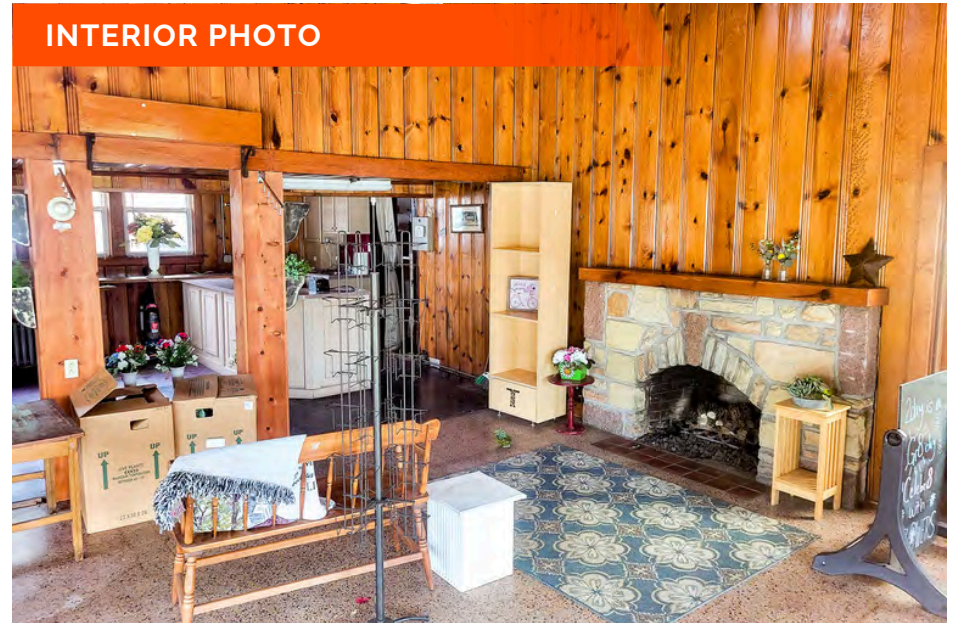
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

517 W CLAY ST, COLLINSVILLE, IL 62234

**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:** \$180,000  
**Price / SF:** \$64.63

## 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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