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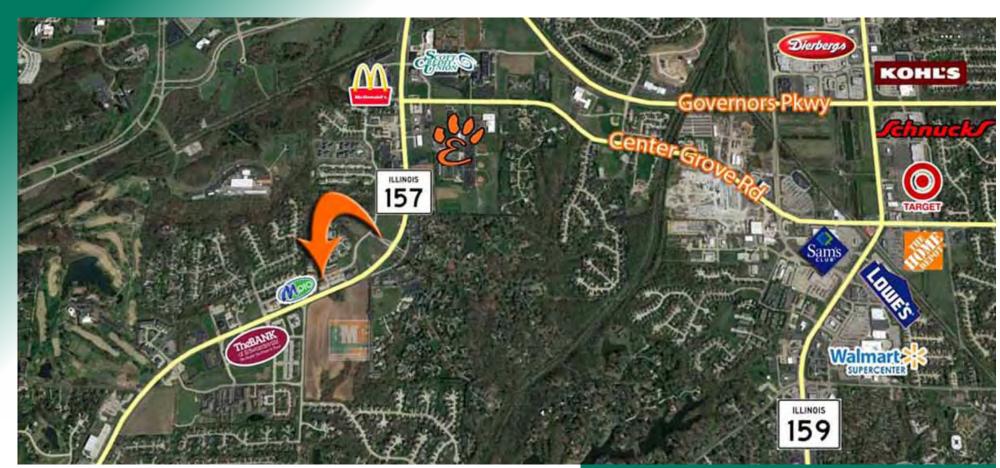






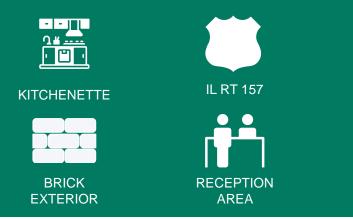
# **AREA MAP**

2 Club Centre Ct., Suite 6, 62025



## **LOCATION OVERVIEW**

At the intersection of IL-157 and Meridian Rd, 5 minutes from I-270 and 10 minutes from Madison County Courthouse in downtown Edwardsville, IL



# **PROPERTY PHOTOS**

2 Club Centre Ct., Ste. 6, Edwardsville, IL 62025









### OFFICE/RETAIL PROPERTY SUMMARY

#### 2 CLUB CENTRE COURT

**LISTING** # 1800

### **LOCATION DETAILS:**

Parcel #: 14-2-15-22-00-000-014

County: IL - Madison

**Zoning:** B-2 - City of Edwardsville

#### PROPERTY OVERVIEW:

Building SF: 6,202

Vacant SF: 2,005

Usable Sqft: 2,005

Min Divisible SF: 2,005

Max Contig SF: 2,005

Office SF: 2,005

Signage: Building

Lot Size: 0.68 Acres

Frontage: 187

Depth: 172

Parking Spaces: 58

Parking Surface Type: Concrete

#### STRUCTURAL DATA:

Year Built: 1999

Yr Renovated:

Building Class: B

Ceilings: 10'

Construction Type: Brick



#### SALE/LEASE INFORMATION:

Lease Rate: \$20.00/SF

Lease Type: NNN

NNN Expenses: \$7.00

#### FINANCIAL INFORMATION:

**Taxes:** \$31,975.00

Tax Year: 2023

#### **DEMOGRAPHICS:**

Traffic Count: 19800

#### PROPERTY DESCRIPTION:

Former Dental Suite Available on IL Rt. 157 with Visibility and Direct Access from this Edwardsville / Glen Carbon thoroughfare. Space includes 6 rooms, waiting/reception, nurse station and kitchen/break area.



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**COLLIN FISCHER, CCIM** 

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