

# FOR SALE OR LEASE: 3,290 SF OFFICE BUILDING

4 Sunset Hills Professional Centre, Edwardsville, IL 62025



**BARBERMURPHY**  
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# AREA MAP

4 Sunset Hills Professional Centre, Edwardsville, IL 62025

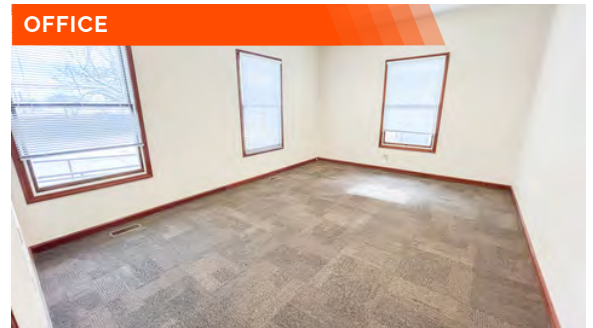
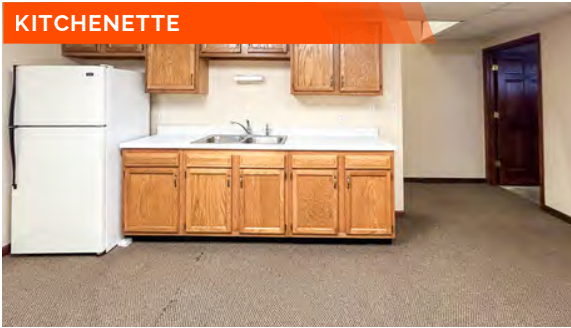
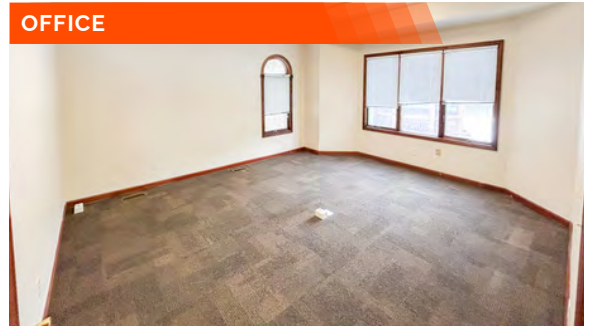
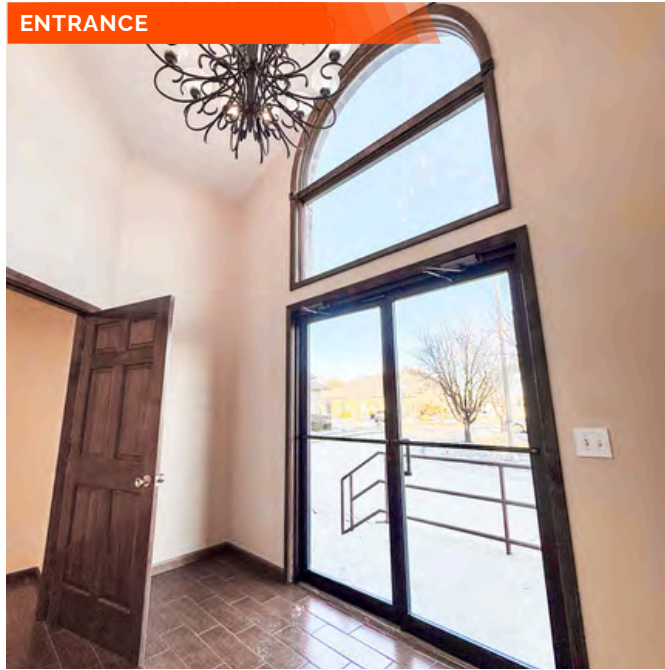
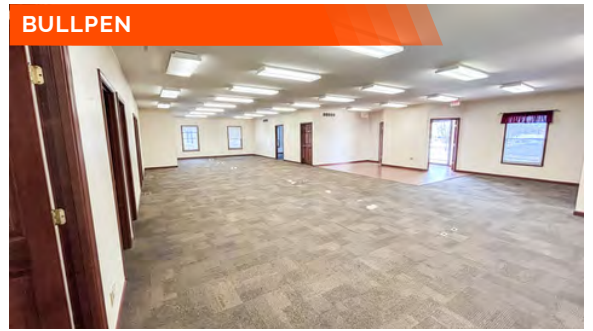
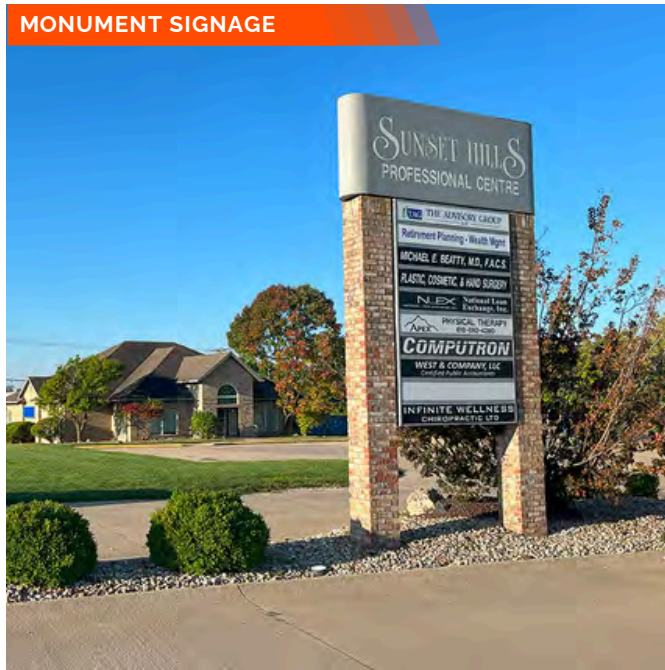


## LOCATION OVERVIEW

Located right off IL-157, which has a traffic count of over 15,100 CPD, this building is nestled in the highly sought-after Sunset Hills medical and office corridor.

# PROPERTY PHOTOS

4 Sunset Hills Professional Centre, Edwardsville, IL 62025



# OFFICE/RETAIL PROPERTY SUMMARY

## 4 SUNSET HILLS PROFESSIONAL CENTRE

**LISTING #** 3023

### LOCATION DETAILS:

**Parcel #:** 14-2-15-28-01-104-004  
**County:** IL - Madison  
**Zoning:** B-2 General Business

### PROPERTY OVERVIEW:

**Building SF:** 3,290  
**Vacant SF:** 3,290  
**Usable Sqft:** 3,290  
**Min Divisible SF:** 3,290  
**Max Contig SF:** 3,290  
**Office SF:** 3,290  
**Signage:** Monument  
**Lot Size:** 0.37 Acres  
**Frontage:** 100  
**Depth:** 80  
**Parking Spaces:** 20  
**Parking Surface Type:** Concrete

### STRUCTURAL DATA:

**Year Built:** 1994  
**Yr Renovated:** 2026  
**Building Class:** B  
**Construction Type:** Brick



### SALE & LEASE INFORMATION:

**Sale Price:** \$750,000  
**Price / SF:** \$227.96  
**Lease Rate:** \$24.00  
**Lease Type:** Gross

### FINANCIAL INFORMATION:

**Taxes:** \$16,013.72  
**Tax Year:** 2024

### DEMOGRAPHICS:

**Traffic Count:** 15,100

### PROPERTY DESCRIPTION:

3,290 SF standalone office building for sale and lease in the well-established Sunset Hills Professional Centre located off IL-157 in Edwardsville's office/medical corridor. The main level consists of 7 private offices, 2 restrooms, an IT room, a conference room, and an open bullpen in the middle with a small reception area inside the entrance. The lower level is mostly unfinished except for a finished break room and two restrooms.



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