

**FOR LEASE**

1315 Vandalia St.  
Collinsville, IL 62234



**3,024 SF OFFICE/RETAIL**

**BARBERMURPHY**

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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

1315 Vandalia St., Collinsville, IL



## LOCATION OVERVIEW

High traffic count, with good visibility. Located in a good retail area. Fronts IL Route 159 (Vandalia St.) with 17,400 ADT.



Frontage: 91'  
Depth: 230'



Zoning  
B-2

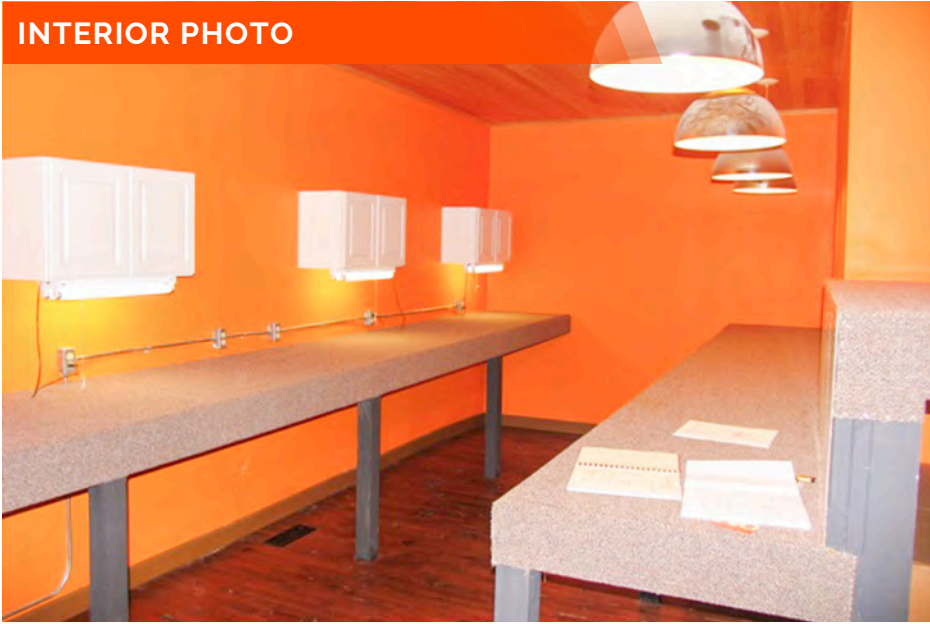


Traffic Count  
17,400

# PROPERTY PHOTOS

1315 Vandalia St., Collinsville, IL

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# PROPERTY PHOTOS

1315 Vandalia St., Collinsville, IL

EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



# RETAIL PROPERTY SUMMARY

1315 Vandalia St., Collinsville, IL

#1187

## LEASE INFORMATION:

For Lease: Yes  
Sale Price: \$2,000/MO

## SQUARE FOOT INFO:

Building Total: 3,024 SF  
Office: 3,024 SF  
Min Divisible: 3,024 SF  
Max Divisible: 3,024 SF

## LAND MEASUREMENTS:

Acres: 0.71 AC  
Frontage: 91 FT  
Depth: 230 FT

## PROPERTY INFORMATION:

Parcel No: 13-2-21-27-06-102-018  
County: Madison  
Zoning: B-4  
Parking: 18/Asphalt Lot  
Traffic Count: 17,400  
Property Tax: \$2,330  
Tax Year: 2022



## STRUCTURAL DATA:

Year Built: 1968  
Rehab Year: 2008  
Building Class:  
Clearance Min: 8'  
Clearance Max: 13  
Roof: Flat'  
Exterior: Wood Frame  
Floors: 1  
Signage: Yes

## COMMENTS:

3,024 SF office retail building. kitchen area with hood, band stage, small living quarters.

Roof and water heater replaced 2012. Windows could be exposed on the IL 159 side of building.



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