

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.

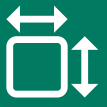


AREA MAP

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
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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

#3030

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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