

MEDICAL OFFICE / 4,000-8,000 SF AVAILABLE

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

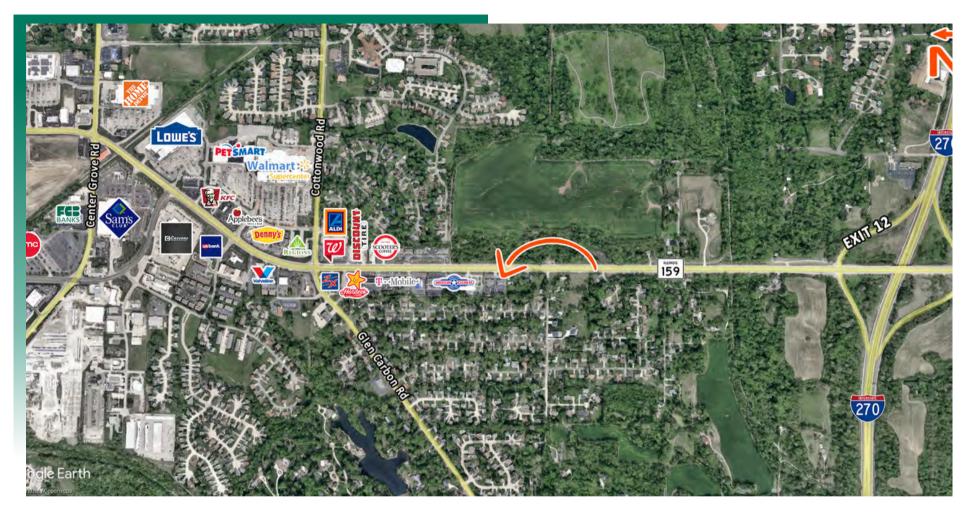
Collin Fischer - CCIM Principal Office: (618) 277-4400 (Ext. 20) Cell: (618) 420-2376 collinf@barbermurphy.com



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

4273 IL Route 159, Edwardsville, IL



LOCATION OVERVIEW

Excellent location on one of Edwardsville / Glen Carbon's major thoroughfares in their retail corridor. Less than 1 mile north of I-270 on the west side of IL-159

BARBERMURPHY.COM

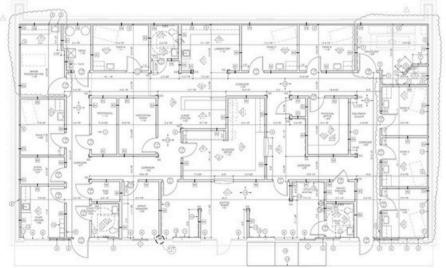
FLOOR PLAN

4273 IL Route 159,Edwardsville, IL

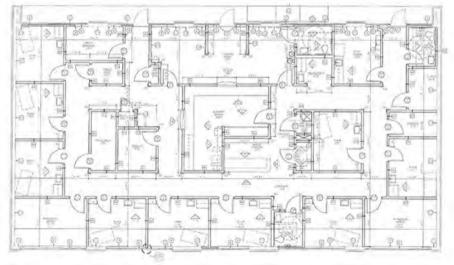




FLOOR 1



FLOOR 2



*Not to scale

BARBERMURPHY.COM

MEDICAL OFFICE PROPERTY SUMMARY

4273 S STATE RTE 159, EDWARDSVILLE, IL 62025

| LISTING # | 3027 | | T | |
|-----------------------|-----------------------|----------------------------|---|--|
| LOCATION DETAILS: | | | | |
| Parcel #: | 14-1-15-26-01-105-028 | | GATEWAY URGENT CARE | |
| County: | IL - Madison | | | |
| Zoning: | B-2 | | | |
| PROPERTY OVERVIEW: | | | | |
| Building SF: | 8,000 | | | |
| Vacant SF: | 8,000 | | SALE/LEASE INFORMATION: | |
| Usable Sqft: | 8,000 | SALE/LEASE INFORMA | | |
| Min Divisible SF: | 4,000 | Lease Rate: | \$15.00 - \$17.00/SF | |
| Max Contig SF: | 8,000 | | | |
| Office SF: | 8,000 | Lease Type: | NNN | |
| Retail SF: | - | | FINANCIAL INFORMATION: | |
| Signage: | Monument | FINANCIAL INFORMAT | | |
| Lot Size: | 0.72 Acres | Taxes: | \$38,121.00 | |
| Frontage: | 100 | | | |
| Depth: | 250 | Tax Year: | 2023 | |
| Parking Spaces: | 35 | | | |
| Parking Surface Type: | Asphalt | DEMOGRAPHICS: | DEMOGRAPHICS: | |
| STRUCTURAL DATA: | | Traffic Count: | 24000 | |
| Year Built: | 2012 | PROPERTY DESCRIPTI | PROPERTY DESCRIPTION: Highly Visible medical office building in Edwardsville. Easy access from IL-159 with 24,000+ ADT. Less than 1 mile from I-270 (Exit 12). Main Floor is a former urgent care facility that includes 7 exam rooms, x-ray and small procedure room (see floor plan.) 2nd Floor is accessible from the rear parking lot at grade level and has 9 exam rooms and physicians offices with large reception area (see floor plan.) | |
| Yr Renovated: | 2018 | | | |
| Building Class: | В | 24,000+ ADT. Less than 1 r | | |
| Ceilings: | - | | | |
| Construction Type: | Brick | | | |

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Boulevard Shiloh, IL 62269 618-277-4400 BARBERMURPHY.COM COLLIN FISCHER, CCIM

Principal O: (618) 277-4400 C: (618) 420-2376 collinf@barbermurphy.com