

FOR SALE

439 Collinsville Ave
East St. Louis, IL 62201



32,136 SF MIXED-USE PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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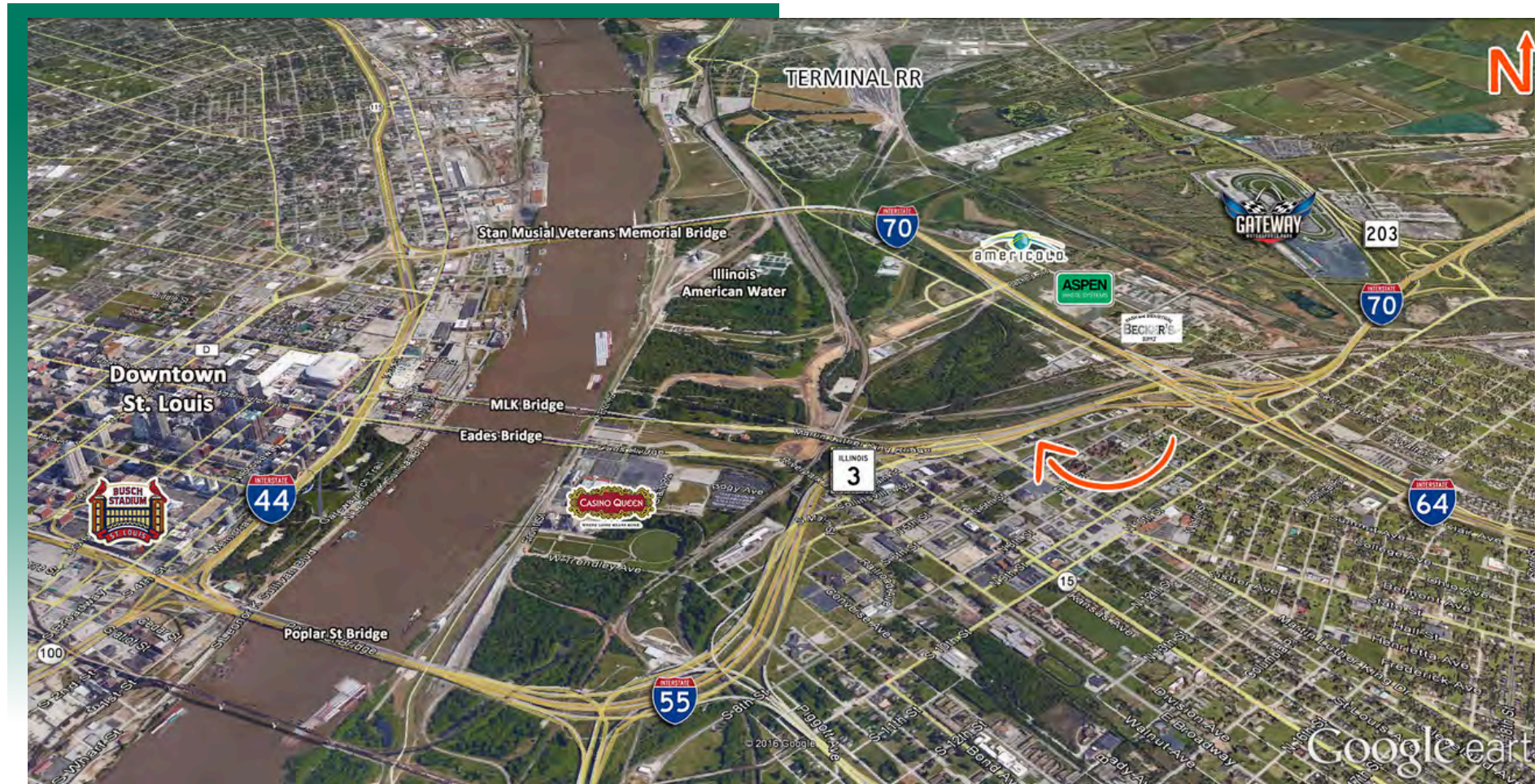
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AREA MAP

439 Collinsville Ave., East St. Louis, IL



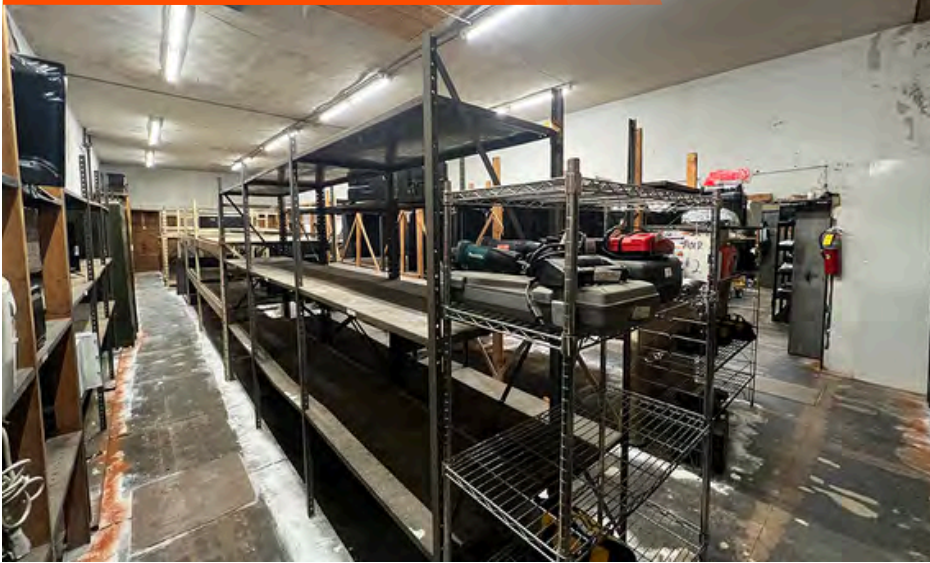
LOCATION OVERVIEW

Located on Collinsville Ave with high visibility to I-55 and close proximity to I-70 and I-64. Located within the TIF district of East St. Louis. 105,300 ADT on I-55/I-64.

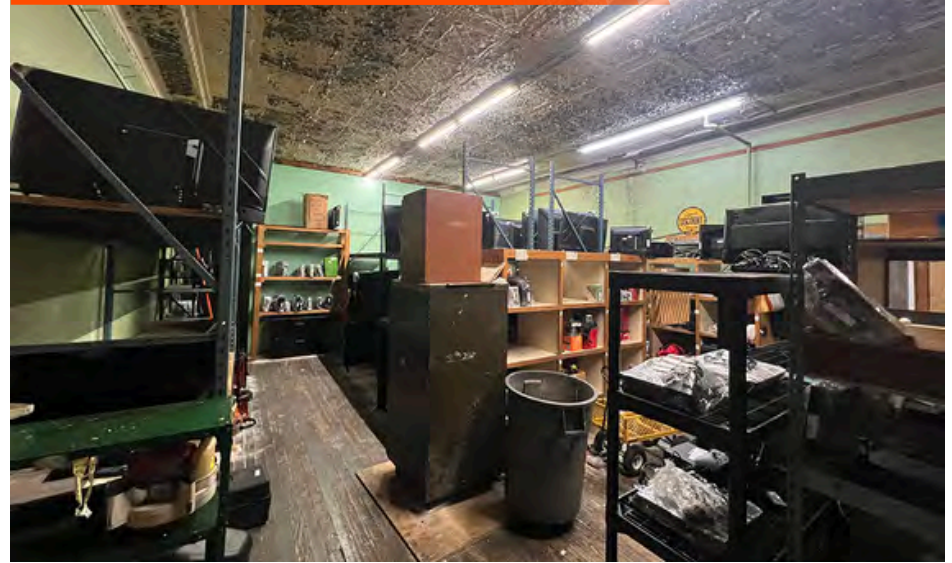
PROPERTY PHOTOS

439 Collinsville Ave., East St. Louis, IL

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

439 COLLINSVILLE AVENUE

LISTING # 3046

LOCATION DETAILS:

Parcel #: 01130200053, 01130200056, 01130200055, 01130200054
County: IL - St. Clair
Zoning: B-3

PROPERTY OVERVIEW:

Building SF: 32,136
Vacant SF: 32,136
Usable Sqft: 32,136
Min Divisible SF: 32,136
Max Contig SF: 32,136
Retail SF: 32,136
Signage: Yes
Lot Size: 0.89 Acres
Frontage: 201
Depth: 195
Parking Spaces: 10
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1948
Yr Renovated: 2021
Building Class: C
Ceilings: 8'-12'
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$250,000
Price / SF: \$7.78

FINANCIAL INFORMATION:

Taxes: \$8,497.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 105,300

Property Description

32,136 SF mixed use property with (4) various sections under roof. Far right section of building has (1) 8'x12' Drive in door with ceiling heights 8'-12' throughout. Portions of the roof have been updated in 2020 & 2021. There is a second story above the middle sections of building.

Located within the TIF district of East St. Louis.



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