

# FOR SALE

439 Collinsville Ave  
East St. Louis, IL 62201



**32,136 SF MIXED-USE PROPERTY**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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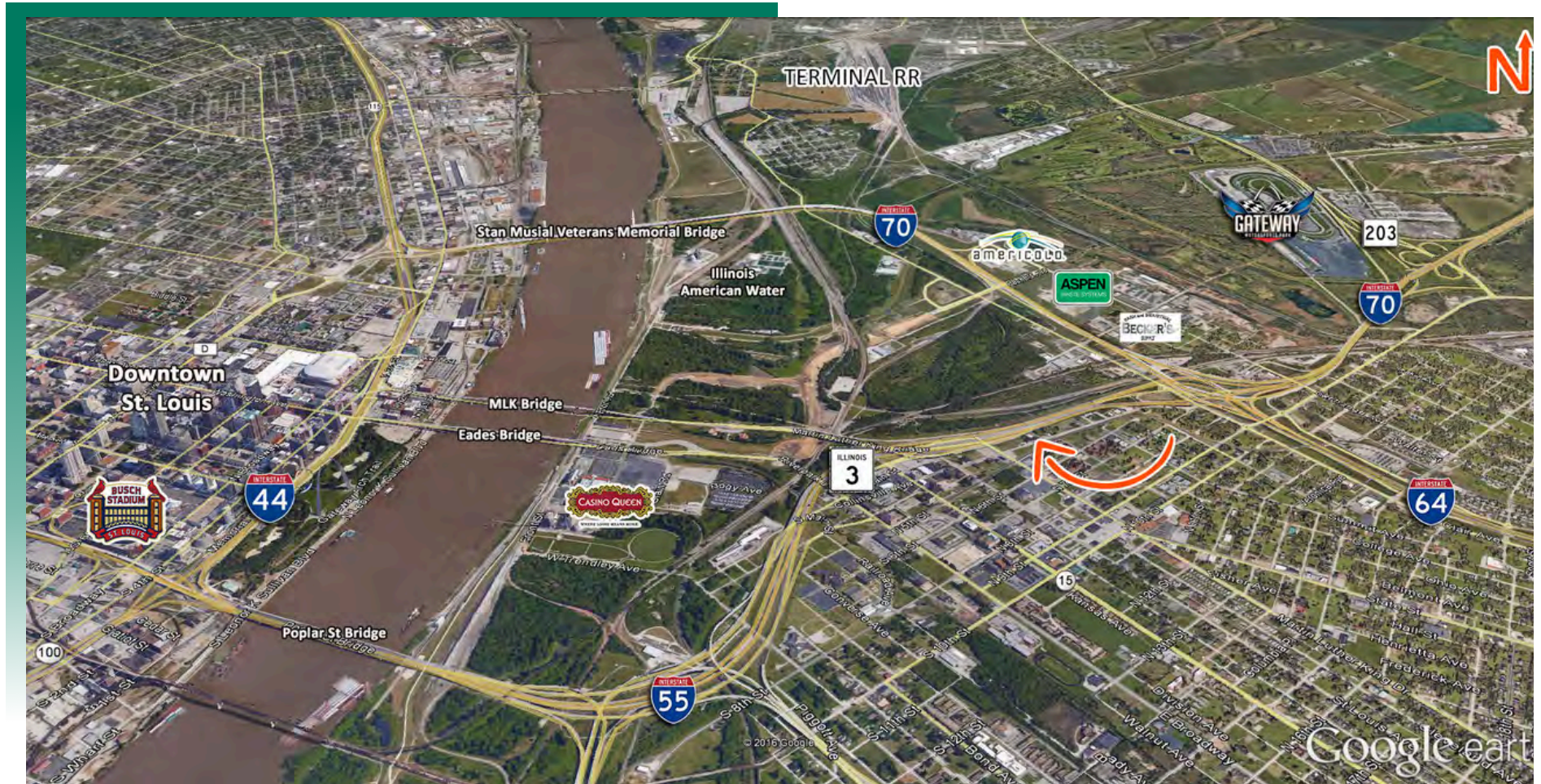


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

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: \$150,000  
Price / SF: \$4.67

### 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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