

FOR SALE

7205 Marine Rd
Edwardsville, IL
62025



6,380 SF OFFICE BUILDING

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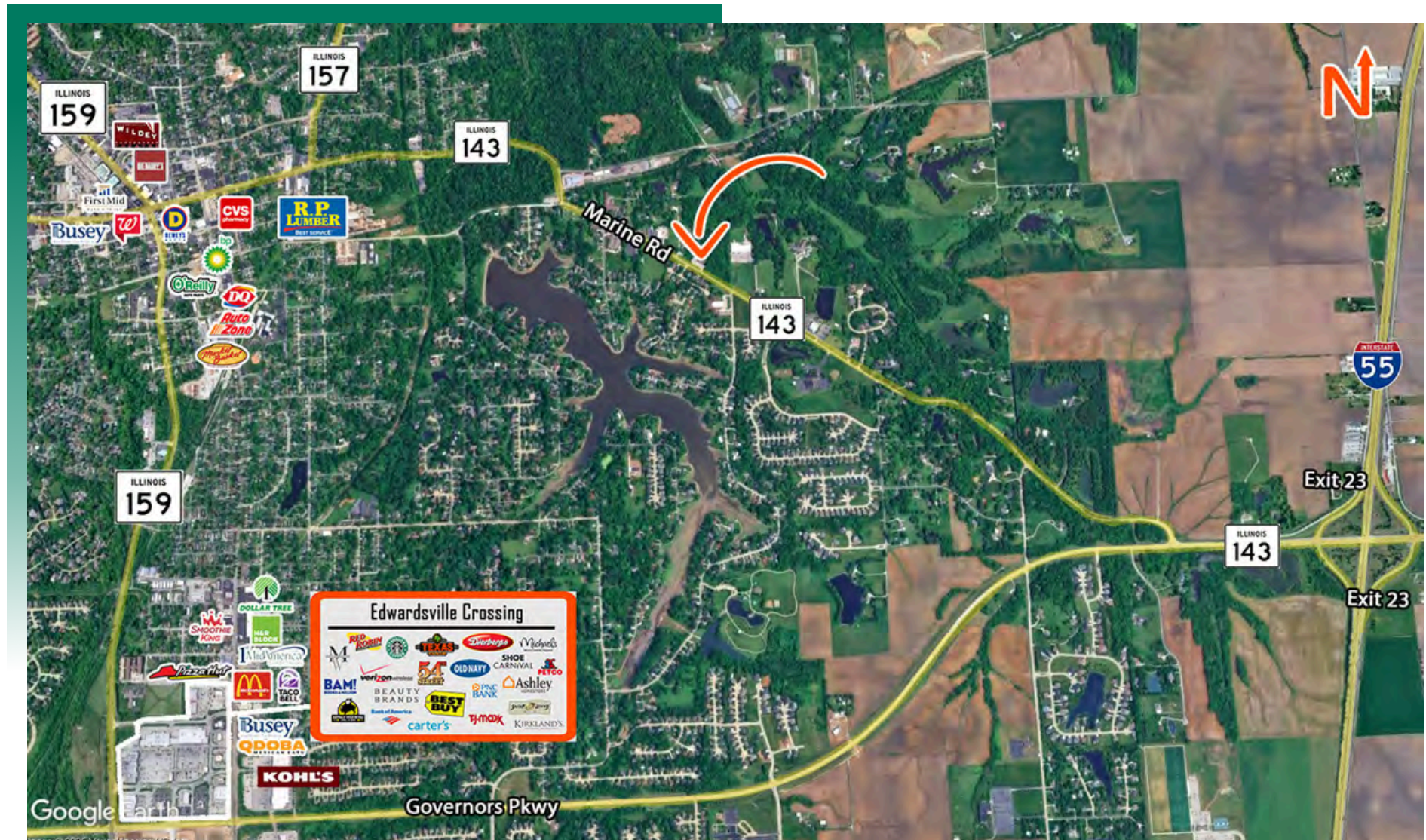
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

7205 Marine Rd. Edwardsville, IL 62025



LOCATION OVERVIEW

5 minutes from I-55, Less than a 10 minute drive from Main St. in Edwardsville.

PROPERTY OVERVIEW

- 6,380 SF building on 2.89 AC
- Excellent visibility & access from IL-143
- Floor plan can be adapted for multiple users

OFFICE/RETAIL PROPERTY SUMMARY

7205 MARINE RD

LISTING # 3128

LOCATION DETAILS:

Parcel #: 10-1-16-07-00-000-018-005
County: IL - Madison
Zoning: B2

PROPERTY OVERVIEW:

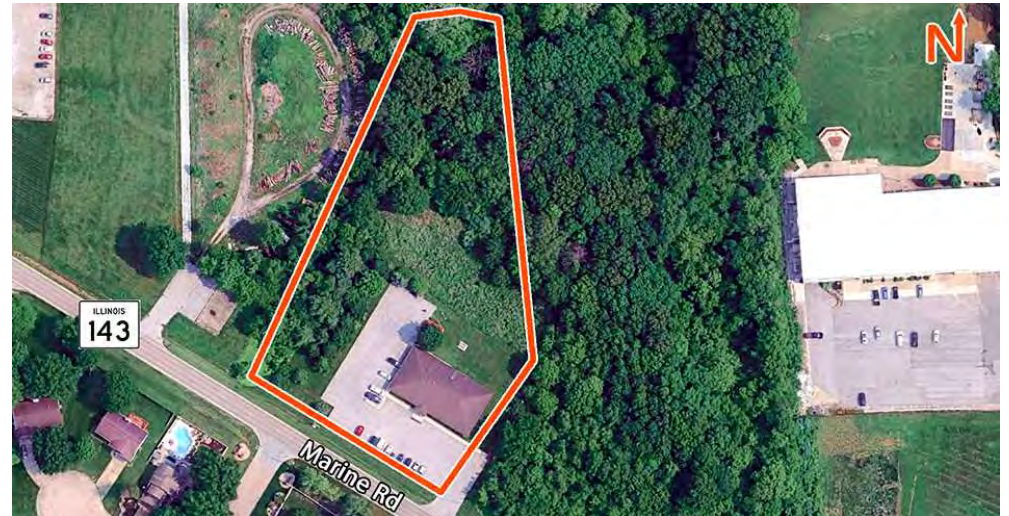
Building SF: 6,380
Vacant SF: 6,380
Usable Sqft: 6,380
Min Divisible SF: 6,380
Office SF: 6,380
Signage: Monument
Lot Size: 2.89 Acres
Frontage: 250
Depth: 350
Parking Spaces: 55
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1989
Yr Renovated: 1989
Building Class: B
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$899,000
Price / SF: \$140.91

FINANCIAL INFORMATION:

Taxes: \$19,030.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 5850

PROPERTY DESCRIPTION:

Standalone office building on the East side of Edwardsville, 5 minutes from I-55 access. This building was built for and occupied by the USDA field office since the office opened in 1989. This all brick building can be adapted for multiple different uses. Plenty of parking and great visibility from IL-143 (Marine Rd).