



## FOR SALE: 9,724 SF OFFICE/RETAIL BUILDING

223-225 W Main St., Collinsville, IL 62234

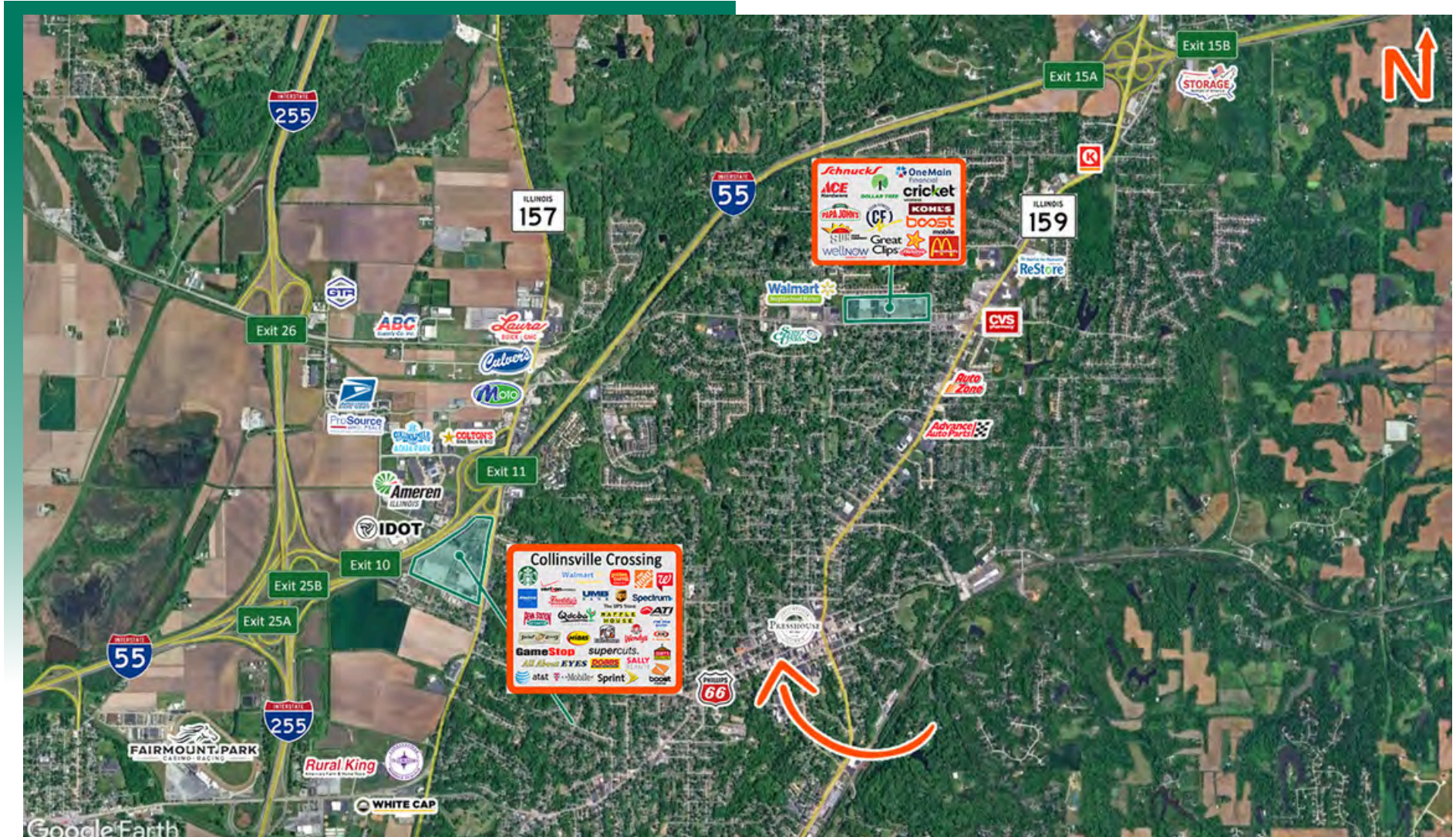
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Scott Muentnich**  
Broker Associate  
Office: (618) 277-4400 (Ext. 40)  
Cell: (618) 975-0504  
scottm@barbermurphy.com



# AREA MAP

223-225 W Main St., Collinsville, IL 62234

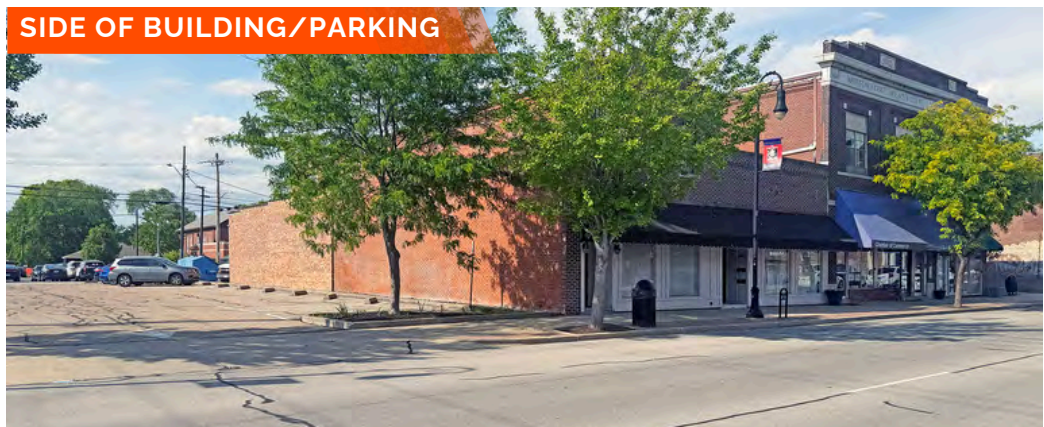
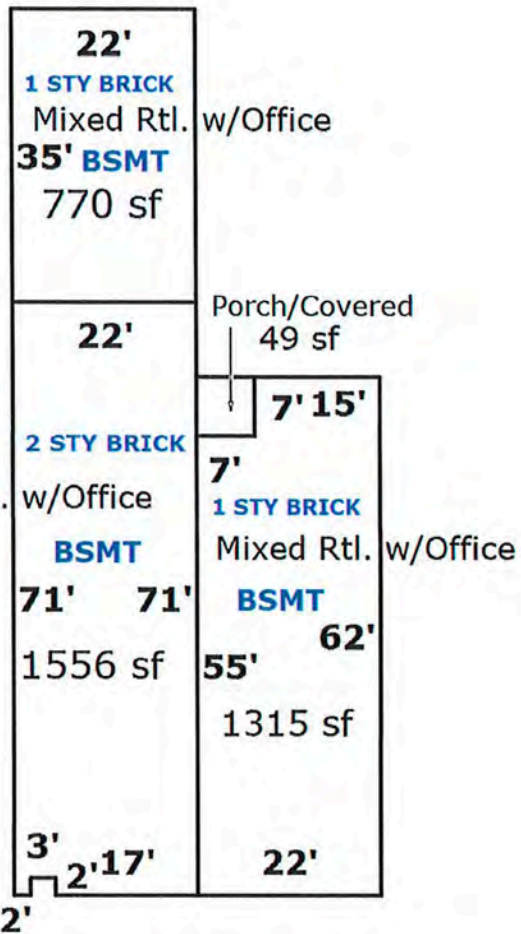


## LOCATION OVERVIEW

Excellent mixed-use office/retail space located on Collinsville's main street. The building features a highly visible storefront and could facilitate multiple businesses in a single location. The area has both high foot/car traffic. It is located directly next to the Collinsville Chamber of Commerce and the Italian Grocery across the street. Location is included in the perimeter of the yearly festival and event schedule and receives high visibility.

# PROPERTY PHOTOS & INFORMATION

223-225 W Main St., Collinsville, IL 62234



## HIGHLIGHTS

- Prime retail/office space
- Located near local restaurants & retail
- 4 blocks from HWY 159
- Public parking adjacent to building

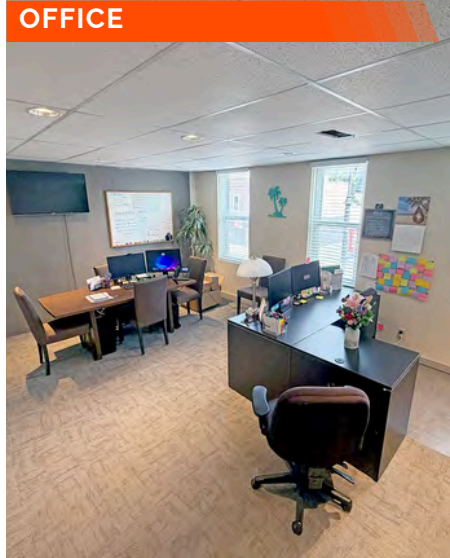
# PROPERTY PHOTOS

223-225 W Main St., Collinsville, IL 62234

CONFERENCE ROOM



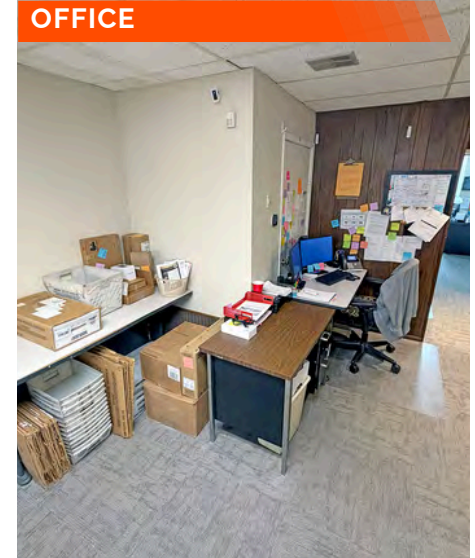
OFFICE



OFFICE



OFFICE



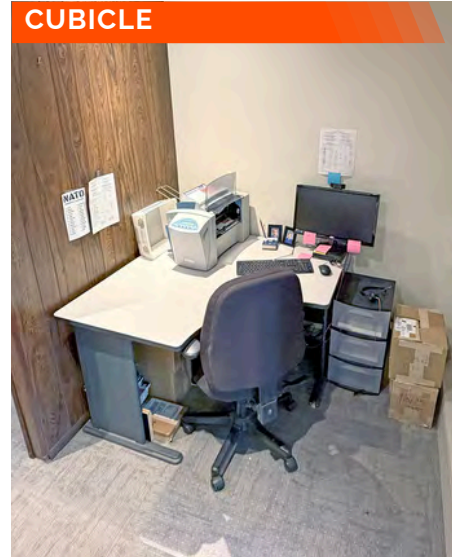
OFFICE



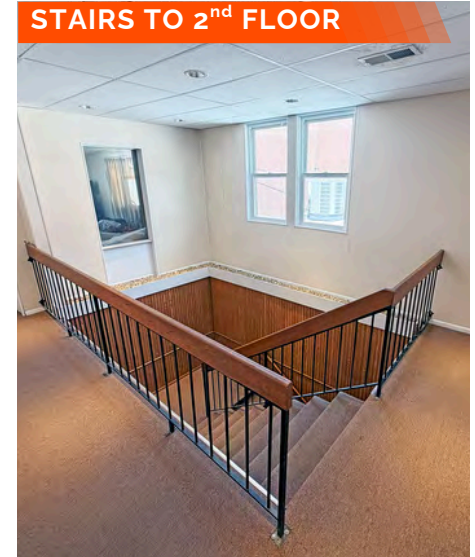
OFFICE



CUBICLE



STAIRS TO 2<sup>nd</sup> FLOOR



# PROPERTY PHOTOS

223-225 W Main St., Collinsville, IL 62234

HALLWAY



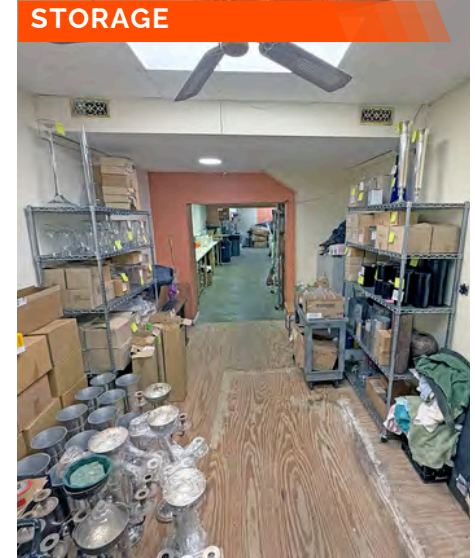
HALLWAY



KITCHENETTE



STORAGE



OPEN AREA



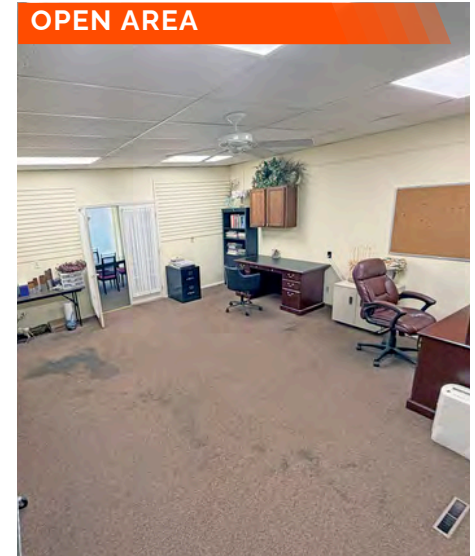
OPEN AREA



OPEN AREA



OPEN AREA



# OFFICE/RETAIL PROPERTY SUMMARY

223-225 W MAIN ST

**LISTING #** 3261

## LOCATION DETAILS:

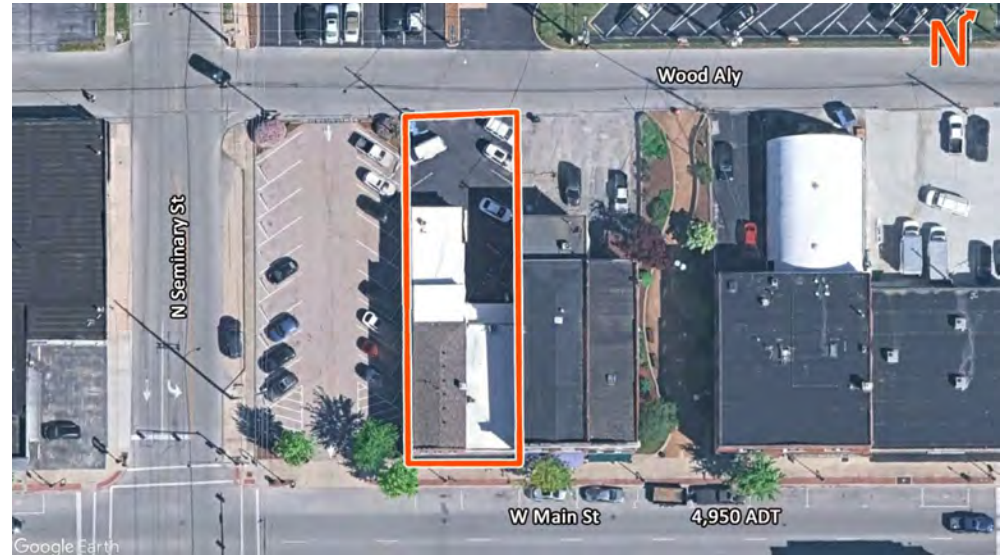
**Parcel #:** 13-2-21-33-08-203-040  
**County:** IL - Madison  
**Zoning:** CG

## PROPERTY OVERVIEW:

**Building SF:** 9,724  
**Vacant SF:** 9,724  
**Usable Sqft:** 8,954  
**Min Divisible SF:** 770  
**Max Contig SF:** 9,724  
**Office SF:** 8,954  
**Retail SF:** 8.954  
**Signage:** Building  
**Lot Size:** 0.15 Acres  
**Frontage:** 45.6 Feet  
**Depth:** 148.5  
**Parking Spaces:** 20+  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Building Class:** B  
**Ceilings:** 8'  
**Construction Type:** Brick



## SALE INFORMATION:

**Sale Price:** \$260,000  
**Price / SF:** \$26.74

## FINANCIAL INFORMATION:

**Taxes:** \$3,622.41  
**Tax Year:** 2024

## DEMOGRAPHICS:

**Traffic Count:** 4950

## PROPERTY DESCRIPTION:

Mixed office/retail space. Combined two and one-story building space with a basement. On street and city parking lot adjacent to the building. Employee parking is located in the rear of the building.