

**FOR SALE
-AND-
LEASE**

224 S Main St.,
Edwardsville, IL 62025

1,736 SF PROFESSIONAL OFFICE BUILDING

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

Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@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

224 S Main St., Edwardsville, IL 62025



LOCATION OVERVIEW

Situated in the heart of Edwardsville, 224 S. Main Street enjoys a premier location along one of the city's most established commercial corridors. The property is surrounded by a strong mix of professional offices, medical users, restaurants, retail, and upscale residential neighborhoods, offering exceptional convenience for both employees and clients. Its central location provides quick access to Downtown Edwardsville, Southern Illinois University Edwardsville (SIUE), Illinois Route 157, and Interstate 270, making it an ideal setting for a variety of professional office users. Edwardsville continues to be one of the fastest-growing and most desirable communities in the St. Louis Metro East, supported by a strong local economy, a highly educated workforce, and an excellent quality of life.

PROPERTY PHOTOS

224 S Main St., Edwardsville, IL 62025

PARKING & PARCEL



REAR EXTERIOR



PROPERTY HIGHLIGHTS

- 1,736 SF professional office
- Functional layout
- Off-street parking
- Excellent accessibility

LOCATION

- Prime South Main Street location
- Surrounded by businesses, restaurants, and neighborhoods
- Desirable Metro East submarket

OPPORTUNITY

- Ideal for owner-users or investors
- Quality office asset in Edwardsville

PROPERTY PHOTOS

224 S Main St., Edwardsville, IL 62025

WAITING AREA/RECEPTION



WAITING AREA/RECEPTION



OFFICE AREA



OFFICE



KITCHENETTE



UPPER LEVEL OFFICE AREA



OFFICE/RETAIL PROPERTY SUMMARY

224 S MAIN ST

LISTING # 3283

LOCATION DETAILS:

Parcel #: 14-2-15-11-15-402-010
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 1,736
Vacant SF: 1,736
Min Divisible SF: 1,736
Max Contig SF: 1,736
Office SF: 1,736
Retail SF: 1,736
Signage: Yes
Lot Size: 0.20 Acres
Frontage: 55
Depth: 155
Parking Spaces: 10
Parking Surface Type: Paved

STRUCTURAL DATA:

Year Built: 1980
Building Class: B



SALE/LEASE INFORMATION:

Sale Price: \$425,000
Price / SF: \$244.82
Lease Rate: \$22.00/SF
Lease Type: NNN

DEMOGRAPHICS:

Traffic Count: 11,000

PROPERTY DESCRIPTION:

Located along the highly sought-after South Main Street corridor, 224 S. Main Street offers the opportunity to own a 1,736 SF professional office building in one of the Metro East's most desirable commercial submarkets. The property features a functional office layout, excellent accessibility, and dedicated off-street parking—a rare and valuable amenity in this corridor. Surrounded by established businesses, restaurants, and residential neighborhoods, the property is well-suited for an owner-user or investor seeking a quality office asset in the heart of Edwardsville.