

FOR SALE

112 S Main St.,
Edwardsville, IL
62025



6,720 SF RETAIL BUILDING WITH DEDICATED PARKING

Business Relocating

BARBERMURPHY
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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.

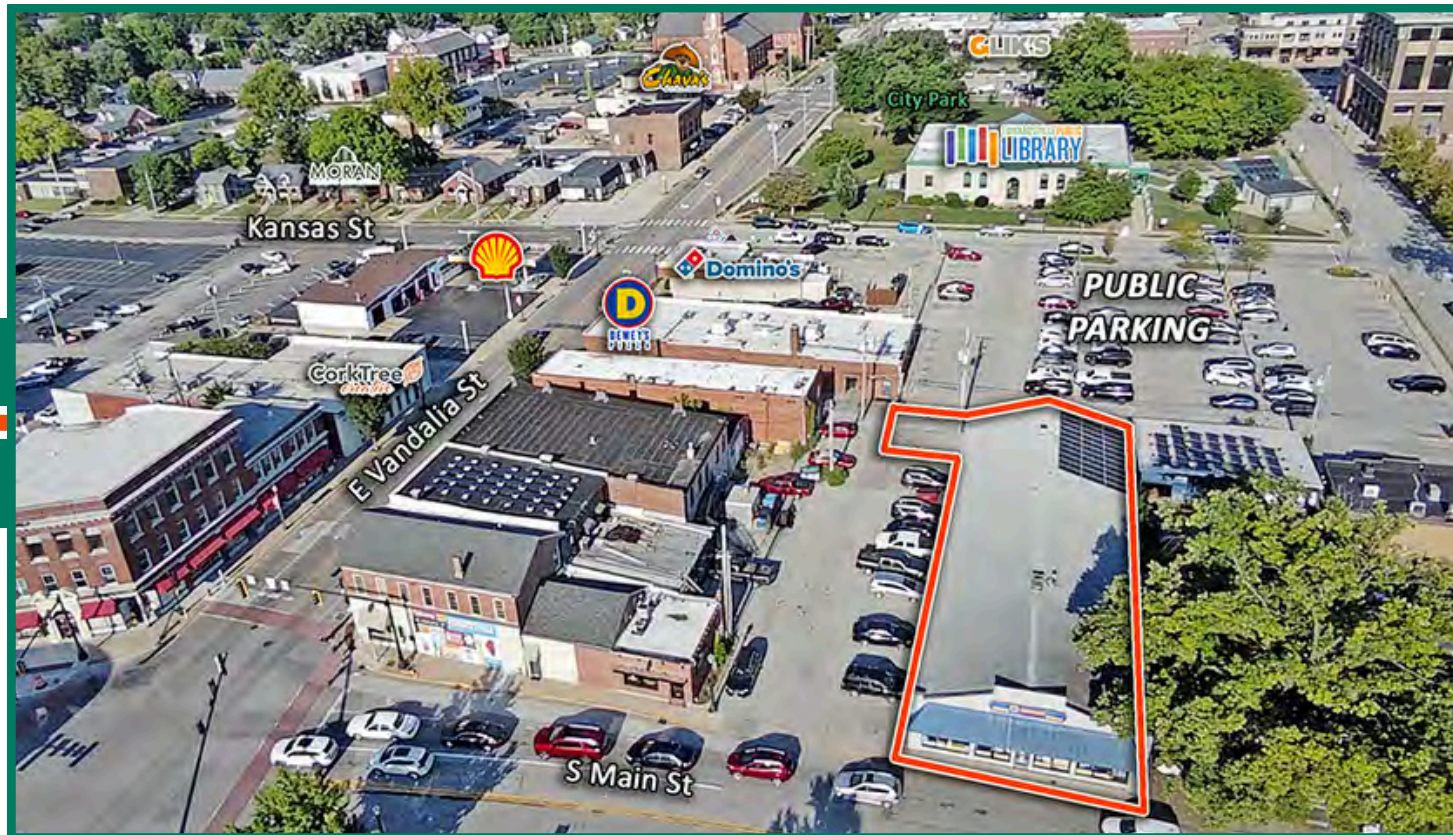
112 S Main St., Edwardsville, IL 62025



Just south of E Vandalia St on S Main St in the heart of downtown Edwardsville. This is a "Main & Main" location.

PROPERTY INFORMATION

112 S Main St., Edwardsville, IL 62025



DOWNTOWN LOCATION

On Main Street & steps from E Vandalia Street.

HIGH VISIBILITY

Main Street frontage near historic ccourthouse.

FLEXIBLE LAYOUT

Ideal for office, retail, showroom, or specialty use.

WALKABLE SETTING

Located in Edwardsville's established downtown corridor.

DEDICATED PARKING

The additional parcel provides private parking.

PARKING ACCESS

Direct access to the adjacent city-owned public lot.

OFFICE/RETAIL PROPERTY SUMMARY

112 S MAIN ST., EDWARDSVILLE, IL 62025

LISTING # 3314

LOCATION DETAILS:

Parcel #: 14-2-15-11-15-402-001; 14-2-15-11-11-204-010
County: IL - Madison
Zoning: B1-A

PROPERTY OVERVIEW:

Building SF: 6,720
Vacant SF: 6,720
Usable Sqft: 6,720
Min Divisible SF: 6,720
Max Contig SF: 6,720
Office SF: 6,720
Retail SF: 6,720
Lot Size: 0.17 Acres
Frontage: 50
Depth: 151
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1950
Yr Renovated: 2018
Building Class: C
Ceilings: 10'-12'
Construction Type: Exterior - Block



SALE INFORMATION:

Sale Price: \$1,100,000
Price / SF: \$163.69

FINANCIAL INFORMATION:

Taxes: \$8,578.52
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 18,000

PROPERTY DESCRIPTION:

Located just steps from the intersection of Main & E Vandalia, within sight of the historic Madison County Courthouse, this location offers a rare chance to own a high-visibility property in Edwardsville's most walkable and established commercial corridor. Prime Main Street frontage in downtown with a flexible layout suited to office, retail, showroom, or specialty use. An additional parcel offers dedicated parking — a rare find downtown — coupled with the added convenience of direct access to the adjacent city-owned public parking lot.