

5,234 SF Office Building for Sale

1003 South Morrison Ave.
Collinsville, IL 62234



Reduced Sale Price: \$99,000

- Value-Add Investment Opportunity
- 6 Offices – 2 with Private Entrances
- Located on IL Route 159
- Kitchenettes & Restrooms in each Office
- Shared Conference Room

BARBERMURPHY

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Listing No: 2067

Office

1003 South Morrison Ave
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$99,000
Sale Price/SF: \$18.91
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Office building on Hwy 159 in Collinsville. reception area, Shared conference room, 6 individual large offices each with private bathroom w/ shower and Kitchenette. 2 offices have private entrances. all units have gas and electric metered separately, Water and sewer is all metered together.

Total SF Available: 5,234 SF
Min Divisible SF: 5,234 SF

SQUARE FOOT INFO:

Building Total: 5,234 SF
Total Available: 5,234 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 5,234 SF
Retail: 5,234 SF
Min Divisible: 5,234 SF
Max Contiguous: 5,234 SF

LAND MEASUREMENTS:

Acres: 0.46
Frontage: 153 FT
Depth: 130 FT

PROPERTY INFORMATION:

Parcel No: 13-1-21-33-20-401-008	TIF: No	Parking: 20
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: M-1	Survey: No	Traffic Count: 15,400
Zoning By: Collinsville	Environmental: No	Property Tax: \$1,175.00
Complex:	Archaeological: No	Tax Year: 2017
Prior Use: Office		



STRUCTURAL DATA:

Year Built: 1980	Clearance Min: 8'	Exterior: Brick
Rehab Year: 2012	Clearance Max: 8'	Bay Spacing:
Floors: 2	Floor Drains:	Sprinklers:
Class: C		

Listing Broker(s)

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