

For Sale > Office/Retail Building

Former Restaurant

100-102 West Main St. Collinsville, IL 62234



- 10,220 SF with an additional 3,000 SF of Storage Space
- Sale includes all Furniture, Fixtures & Equipment
- Excellent Location and Visibility on Main Street in Downtown Collinsville
- Former Restaurant, could easily be converted to Office/Retail
- TIF Available

Sale Price: \$450,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Collin Fischer - CCIM

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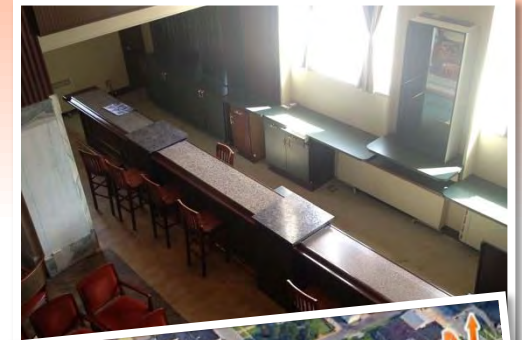
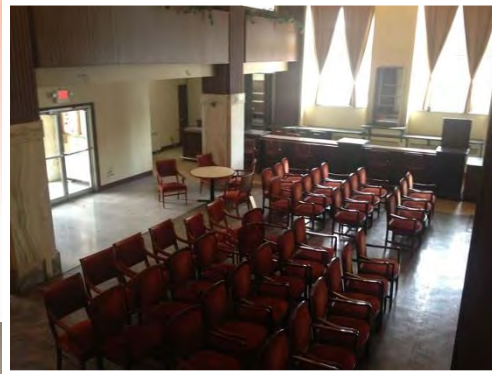
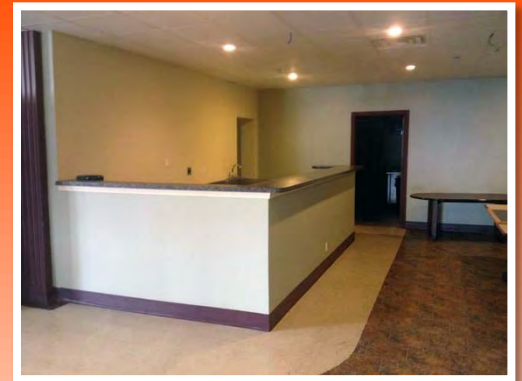
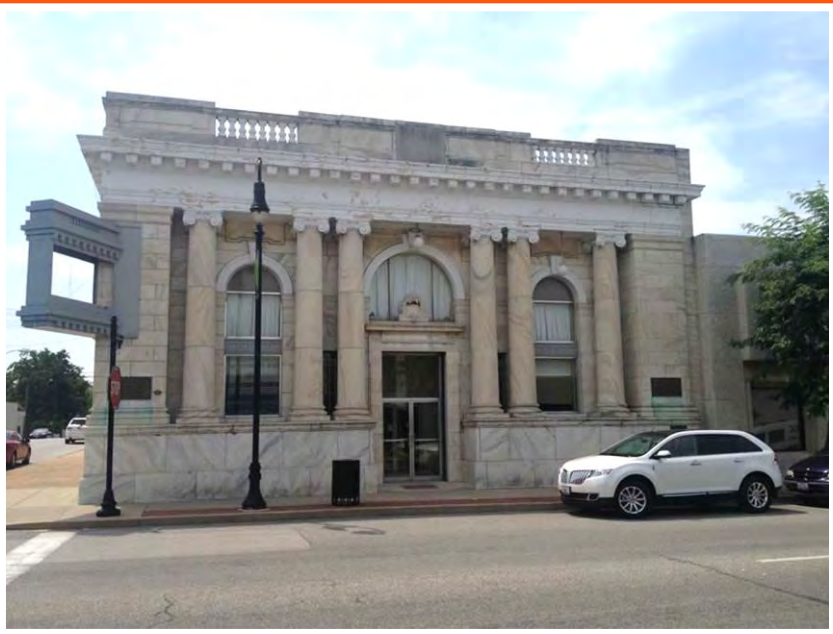
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Tony Smallmon

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Listing No: 2089

Retail **Total SF Available:** 10,220 SF
Min Divisible SF: 10,220 SF

100-102 West Main Street
 Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$450,000
Sale Price/SF: \$44.03
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

10,220 SF plus additional 3,000 SF of storage. Former Restaurant, includes all Furniture, Fixtures & Equipment. Kitchen has Hood, Fryer, 2 Ovens, Walkin Cooler & Freezer, & Stainless Steel Prep Tables. Property was remodeled in 2006 with new Boiler, Water Heater, Sprinkler System, Plumbing and Electric Panels. TIF Available. Excellent Location and Visibility on Main Street with 8,500 ADT in Downtown Collinsville.

SQUARE FOOT INFO:

Building Total: 10,220 SF
Total Available: 10,220 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 10,220 SF
Min Divisible: 10,220 SF
Max Contiguous: 10,220 SF

LAND MEASUREMENTS:

Acres: 0.18
Frontage: 53 FT
Depth: 148 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-33-08-204-017	TIF: Yes	Parking: 5.00
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: B-2	Survey: No	Traffic Count: 8,500
Zoning By: City of Collinsville	Environmental: No	Property Tax: \$2,478.00
Complex:	Archaeological: No	Tax Year: 2017
Prior Use: Restaurant/Bar		

STRUCTURAL DATA:

Year Built: 1914	Clearance Min: 8'	Exterior: Brick
Rehab Year: 2006	Clearance Max: 24'	Bay Spacing:
Floors: 2	Floor Drains: Yes	Sprinklers: Yes
Class: C		

Listing Broker(s)

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