

# Office Building for Sale

6001 Old Collinsville Rd., Fairview Heights, IL 62208



**Sale Price: \$225,000**

- 2,400 SF Office Building for Sale
- Main Level: 3 Offices, Reception Area and Conference Room
- Lower Level: Sprinkled, Temperature Controlled Server Room, 2 Large Offices, Conference Room and Break Room

**BARBERMURPHY**

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**Listing No:** 2122

**Office**

6001 Old Collinsville Rd  
Fairview Heights, IL 62208

### SALE INFORMATION:

**For Sale:** Yes  
**Sale Price:** \$225,000  
**Sale Price/SF:** \$93.44  
**CAP Rate:**  
**GRM:**  
**NOI:**

### LEASE INFORMATION:

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

### Leasing Comments:

### Comments

2,408 SF Office Building at the corner of Ashland Ave and Old Collinsville Rd. Former Computer Server Office. Main Level 3 Offices, Reception Area and Conference Room. Lower Level is Sprinkled and consists of a Temperature Controlled Server Room with 4-20 Amp Circuits, Network Cable through out, Central Alarm System and Fire Alarm System, 2 large Offices, Conference Room and Break Room. Charter Fiber in building, 200 Amp Electric Service, 2 HVAC Units, Exterior walls are 2x6 and Insulated.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

**Total SF Available:** 2,408 SF  
**Min Divisible SF:** 2,408 SF

### SQUARE FOOT INFO:

**Building Total:** 2,408 SF  
**Total Available:** 2,408 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 2,408 SF  
**Retail:** 0 SF  
**Min Divisible:** 2,408 SF  
**Max Contiguous:** 2,408 SF

### LAND MEASUREMENTS:

**Acres:**  
**Frontage:**  
**Depth:**

### PROPERTY INFORMATION:

<b>Parcel No:</b> 03-27.0-418-003	<b>TIF:</b> No	<b>Parking:</b> Common Area
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> PB	<b>Survey:</b> No	<b>Traffic Count:</b> 12,200
<b>Zoning By:</b> Fairview Heights	<b>Environmental:</b> No	<b>Property Tax:</b> \$5,011.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2019
<b>Prior Use:</b> Computer Office		

### STRUCTURAL DATA:

<b>Year Built:</b> 1996	<b>Clearance Min:</b> 8'	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 8'	<b>Bay Spacing:</b>
<b>Floors:</b>	<b>Floor Drains:</b>	<b>Sprinklers:</b> Lower Level

### Class:

### Listing Broker(s)

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