FOR SALE

5515 Old Collinsville Rd.
Fairview Heights, IL
62208

PRICE REDUCED



FORMER LANDSCAPING CENTER ON 4 ACRES

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

AREA MAP

5515 Old Collinsville Rd., Fairview Heights, IL

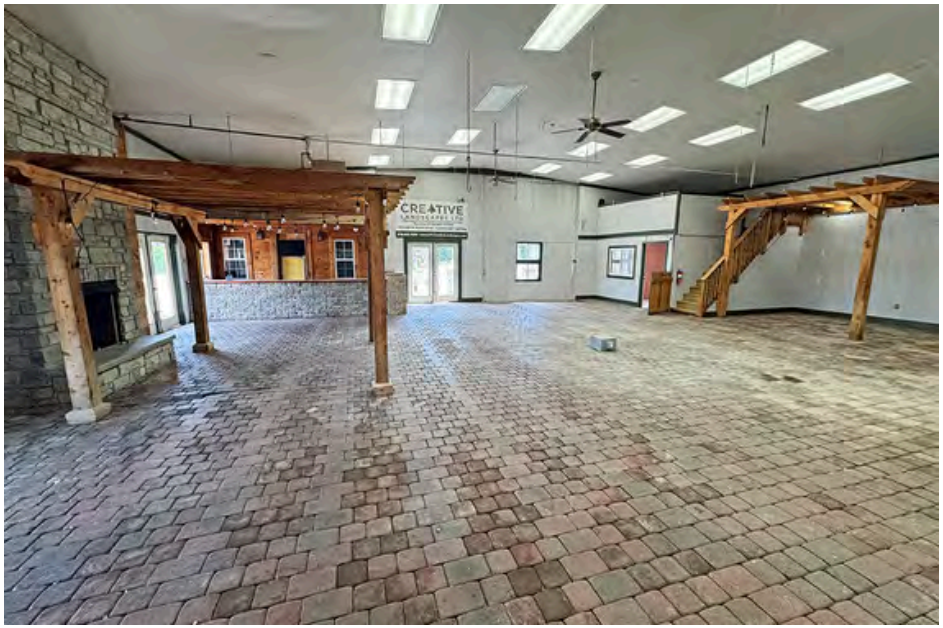


LOCATION OVERVIEW

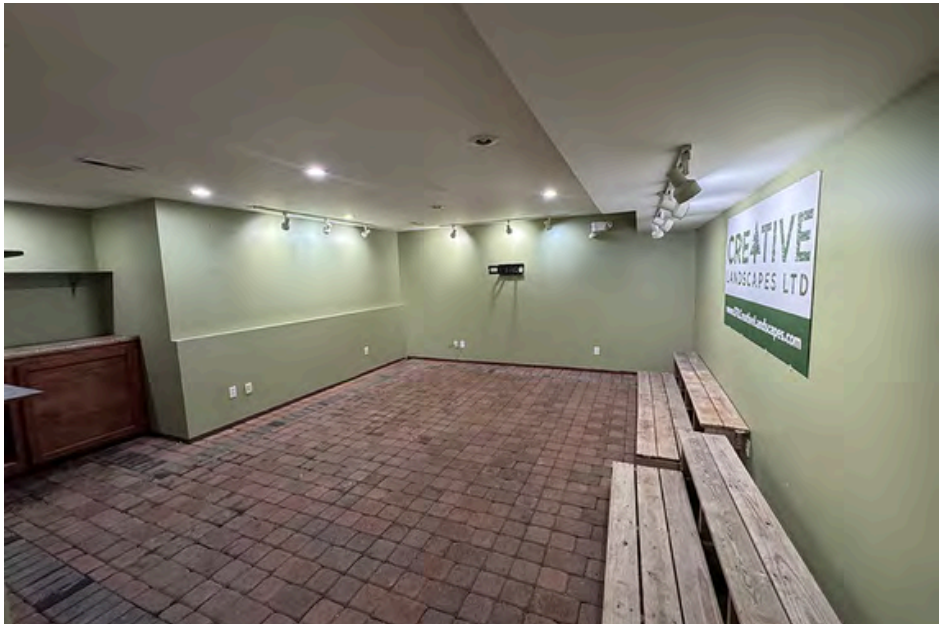
Located 2.3 miles from the I-64 & Illinois Rt 159 interchange (Exit 12).

INTERIOR PHOTOS

5515 Old Collinsville Rd., Fairview Heights, IL







- 5,940 SF building
- 1,760 SF of office space
- 4,180 SF of warehouse/whowroom space
- Additional 800 SF building to be used as storage
- Conference rooms
- Kitchenette
- 4.13 Acres of land and a 1,080 SF home with a detached garage

EXTERIOR PHOTOS

5515 Old Collinsville Rd., Fairview Heights, IL









OFFICE/RETAIL PROPERTY SUMMARY

5515 OLD COLLINSVILLE ROAD

LISTING # 3092



LOCATION DETAILS:

Parcel #:	03-34.0-209-001, 002, 003 & 004
County:	IL - St. Clair
Zoning:	R-3 & PB - Fairview Heights

PROPERTY OVERVIEW:

Building SF:	7,820
Vacant SF:	7,820
Usable Sqft:	7,820
Min Divisible SF:	7,820
Max Contig SF:	7,820
Office SF:	1,760
Retail SF:	4,180
Signage:	Yes
Lot Size:	4.13 Acres
Frontage:	448
Depth:	392
Parking Spaces:	45
Parking Surface Type:	Asphalt, Concrete & Rock

STRUCTURAL DATA:

Year Built:	1991
Yr Renovated:	2000
Building Class:	C
Ceilings:	8'-10'
Construction Type:	Wood Frame

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No

SALE INFORMATION:

Sale Price:	$750,000
Price / SF:	$95.91

FINANCIAL INFORMATION:

Taxes:	$11,635.00
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	13,900

PROPERTY DESCRIPTION:

5,940 SF Building includes 1,760 SF of Office space and 4,180 SF of Warehouse/Showroom space.
includes one building of 800 SF to be used as storage.
Includes showroom, office spaces, conference rooms and kitchenette.
4.13 Acres of land - 4 parcels (2 zoned as planned business and 2 zoned as R3)
Includes a 1,080 SF home with a detached garage.

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