

FOR SALE

118 N Bluff Road Collinsville, Illinois 62234

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OFFICE/RETAIL BUILDING

- 3,650 SF Building
 - 2,650 +/- SF Main Level
 - 1,000 +/- SF Open Mezzanine
- Located across from Collinsville Crossing
- Near Gateway Convention Center, Banks, Restaurants & Retail
- 10 Miles from downtown St. Louis
- Average Daily Traffic Count on 157 is 19,600
- Interstate 55/70 & 255 are within minutes from site
- Parcel ID # 13-2-21-32-06-103-004
- Located within the new Madison County Discovery Enterprise Zone and Collinsville's Proposed TIF District.
- **Sale Price: \$289,000**

EXPERIENCE... DEDICATION... RESULTS

For information,
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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



COMMERCIAL BUILDING INFORMATION

Building Name: Retail Building

Address: 118 N Bluff

City: Collinsville **State:** IL **Zip:** 62234 **County:** Madison

Building Size: 3,650 SF

Usable/Rentable: U **Total Space Available Now:** 3,650 SF

Year Built: 1972 **Number of Floors:** 2

Ceiling Height: _____ **Elevators:** No **Sprinklers:** No

Overhead Doors: N/A

Lot Size: 26,092 SF **Frontage:** 109.84' **Depth:** 237.55'

Parking Spaces: 20

Zoning: B3 - Expressway Service Commercial **By:** City of Collinsville

Permanent Parcel #: 13-2-21-32-06-103-004

Taxes (Year): 2017/\$4,660.72

Sale Price: \$289,000

Lease/Sub-Lease Rate: N/A

Lease Rate Includes: N/A

Comments: Great visibilty along 157

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