

# FOR SALE

## 2 Sunset Hills Professional Centre Edwardsville, IL 62025

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### OFFICE/MEDICAL BUILDING

- 6,624 SF Medical/Office Building
  - 4,230 SF of finished on 2 floors (w/balance as storage)
  - 4 exam rooms, 4 offices, waiting area, insurance billing, & records room, 3 restrooms
  - Currently medical but can easily be converted to professional office space
  - Parcel ID #: 14-2-15-28-01-104-002. Lot size 131' x 112'
  - Located next to Sunset Hill Country Club and near SIU-E
  - Plenty of Parking in Sunset Hills Professional Centre
  - Downtown Edwardsville within 5 minutes
  - Interstates 270 & 255 within 5 minutes
- **Sale Price: \$795,000 (\$120 psf)**

### Contact:

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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.*



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GROUP

# Photos



Conference Room



Conference Room



Exam Room/Office



Conference Room



Exam Room/Office



Procedure Room/Office

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# Photos

Monument Sign



Lower Level with  
exterior door



Lower Level

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# Photos



Business Office or  
additional  
Conference Room



Reception Area



Office or Testing

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## COMMERCIAL BUILDING INFORMATION

**Address:** 2 Sunset Hills Professional Centre

**City:** Edwardsville **State:** IL **Zip:** 62269 **County:** Madison

**Building Size:** 6,624 SF

**Finished:** 4,230 SF Finished **Total Space Available Now:** 6,624 SF

**Year Built:** 1992

**Ceiling Height:** 9' - varies

**Lot Size:** 131' x 112'

**Parking Spaces:** Approx 170 (shared) **Traffic Count:** 16,600 per day

**Permanent Parcel #:** 14-2-15-28-01-104-002

**Taxes (Year):** \$2,019 \$25,663.00

**Sale Price:** \$795,000

**Comments:**

KUNKEL WITTENAUER GROUP

784 WALL STREET, SUITE 150 O'FALLON, IL 62269

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