

# Retail / Office Building for Sale or Lease

5801 Old Collinsville Road  
Fairview Heights, IL 62208



**Sale Price: \$599,000**

**Lease Rate: \$11.03 per SF, Gross**

## Investment Opportunity

- 7,700 SF Retail/Office Building for Sale or Lease
- Two Spaces available for Lease:
  - (I) 2,857 SF Space and (I) 2,525 SF Space
- Located on Old Collinsville Rd with 208' of Frontage and 14,200 ADT

1173 Fortune Blvd.

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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.



Space A is 2,857 SF and Consists of: 1 Office, Conference Room and Large Open Bullpen or Retail Area

Space B is 2,525 SF and Consists of: Reception Area, 2 Large Office/Conference Room Areas and a Small Bullpen Area

Units A&B can be combined for a total of 5,382 SF



**Listing No:** 1333

**Retail / Office**

5801 Old Collinsville Road  
Fairview Heights, IL 62208

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$599,000  
**Sale Price/SF:** \$77.79  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$11.03  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

Space A is 2,857 SF and Consists of: 1 Office, Conference Room and Large Open Retail Area. Space B is 2,525 SF and Consists of: Reception Area, 2 Large Office/Conference Room Areas and a Small Bullpen Area. Units A&B can be combined for a total of 5,382 SF. Landlord pays Water and Trash

**Comments**

3 Bay Office/Retail Building for Sale with 2 Office/Retail Spaces available for Lease.

**Total SF Available:** 7,700 SF  
**Min Divisible SF:** 2,525 SF

**SQUARE FOOT INFO:**

**Building Total:** 7,700 SF  
**Total Available:** 7,700 SF  
**Direct Lease:** 5,382 SF  
**Sublease:** 0 SF  
**Office:** 7,700 SF  
**Retail:** 7,700 SF  
**Min Divisible:** 2,525 SF  
**Max Contiguous:** 7,700 SF

**LAND MEASUREMENTS:**

**Acres:** 0.66  
**Frontage:** 208 FT  
**Depth:** 138 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-34-204-006	<b>TIF:</b> No	<b>Parking:</b> 32.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b>
<b>Zoning:</b> B-3	<b>Survey:</b> No	<b>Traffic Count:</b> 14,200
<b>Zoning By:</b> Fairview Heights	<b>Environmental:</b> No	<b>Property Tax:</b> \$11,210.34
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2016
<b>Prior Use:</b>		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2001	<b>Clearance Min:</b> 10	<b>Exterior:</b> Brick / Vinyl Siding
<b>Rehab Year:</b> 2015	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

**Listing Broker(s)**

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