

Office Building for Sale or Lease

3 Country Club Executive Park
Edwardsville, IL 62034



Sale Price: \$585,000
Lease Rate: \$13.00 per SF, NNN

- Excellent Owner/User Opportunity
- 5,664 SF Office Building for Sale; 1,070 SF for Lease
- High Visibility on IL Route 157; 15,000 ADT
- Finished Partial Basement

BARBERMurphy
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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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.



Listing No: 564

Office

Total SF Available: 5,664 SF
Min Divisible SF: 1,070 SF

3 Country Club Executive Park
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: Yes
Sale Price: \$585,000
Sale Price/SF: \$103.28
CAP Rate:
GRM:
NOI:

SQUARE FOOT INFO:

Building Total: 5,664 SF
Total Available: 5,664 SF
Direct Lease: 1,070 SF
Sublease: 0 SF
Office: 5,664 SF
Retail: 0 SF
Min Divisible: 1,070 SF
Max Contiguous: 5,664 SF

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$13.00
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

LAND MEASUREMENTS:

Acres: 0.26
Frontage: 85 FT
Depth: 155 FT

Leasing Comments:

PROPERTY INFORMATION:

Parcel No:	14-2-15-21-04-402-002	TIF:	No	Parking:	25
County:	Madison	Enterprise Zone:	No	Surface Type:	Concrete
Zoning:	General Commercial	Survey:	No	Traffic Count:	15,000 - Route 157
Zoning By:	Glen Carbon	Environmental:	No	Property Tax:	\$9,874.00
Complex:	Country Club Executive Plaza	Archaeological:	No	Tax Year:	2016
Prior Use:					



Comments

Prime location along the IL-157 corridor in Edwardsville, IL. 15,000 Cars per day pass this location. Building and signage are both located on frontage. Main level recently remodeled for new tenant.

STRUCTURAL DATA:

Year Built:	1999	Clearance Min:	Exterior:	Brick
Rehab Year:	2012	Clearance Max:	Bay Spacing:	
Floors:	2	Floor Drains:	Sprinklers:	
Class:	C			

Listing Broker(s)

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