

FOR SALE

1,518 SF Office Building

800 St. Louis Road, Collinsville IL 62234

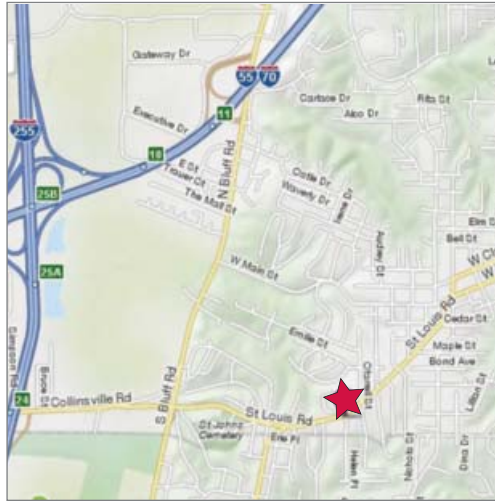


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	8,417	32,215	56,417
Households	3,576	13,626	23,189
Avg HH Inc.	\$56,366	52,186	54,682

Traffic Counts

- 50,000 VPD on Hwy I-255
- 17,000 VPD on Vandalia St
- 9,800 VPD on St. Louis Rd at Helen Place



Property Highlights

- 1,518 SF building on .55 Acres
- Great visibility on corner lot
- Ample parking
- Full basement
- 3 exam rooms
- Nice waiting room

Sale Price
\$75,000



Commercial Real Estate Services, Worldwide.

Contact

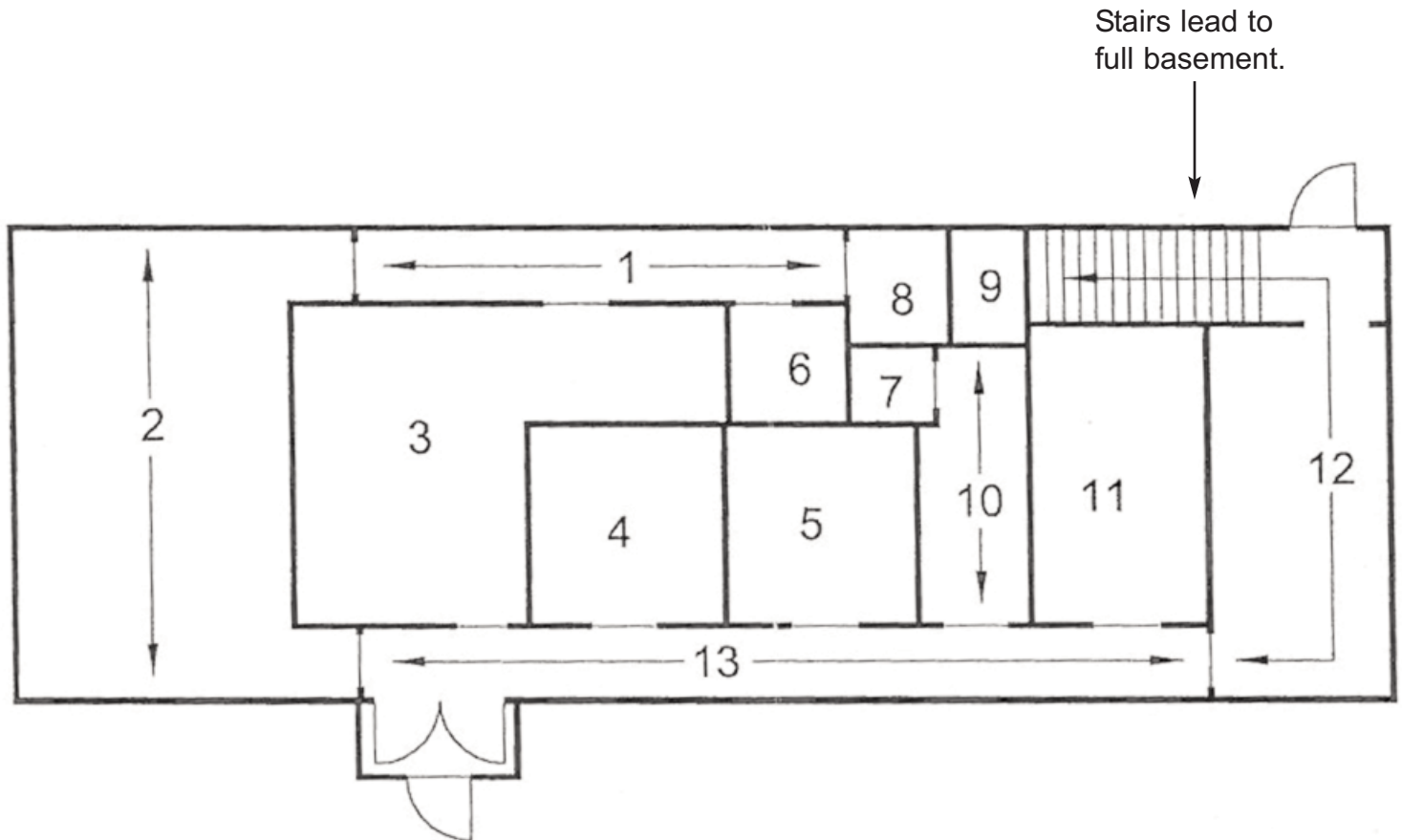
David Wittenauer, CCIM
618 632 3060
dwittenauer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
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FLOOR PLAN

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