

# OFFICE BUILDING FOR SALE

1811 Lindenwood Ave, Edwardsville, IL 62025



- ❖ Dental Office Building for Sale- Potential Owner/User
- ❖ 3,378 S/F Office Building on Full Basement
- ❖ Located Behind Taco Bell

**SALE PRICE: \$649,900**



1811 Lindenwood Ave  
Edwardsville, IL 62025  
David Rinaldi  
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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: 1050

1811 Lindenwood Avenue  
Edwardsville, IL 62025

**SALE INFORMATION:**

For Sale: Yes  
Sale Price: \$649,900  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:

**LEASE INFORMATION:**

For Lease:  
Lease Rate:  
Lease Type:  
Net Charges:  
CAM Charges:  
Lease Term:

**Leasing Comments:**

**Comments**

Prime location off IL-159 corridor, behind Taco Bell in Edwardsville, IL. 17,900 Cars pass Taco Bell daily. Off-premise signage easement located on frontage. Amazing owner/user, dental office in desirable Edwardsville, IL. Full basement with private entrance.

Total SF Available: 3,378 SF  
Min Divisible SF: 0 SF

**SQUARE FOOT INFO:**

Building Total: 3,378 SF  
Total Available: 3,378 SF  
Direct Lease: 0 SF  
Sublease: 0 SF  
Office: 3,378 SF  
Retail: 0 SF  
Min Divisible: 3,378 SF  
Max Contiguous: 3,378 SF

**LAND MEASUREMENTS:**

Acres: 0.32  
Frontage: 98 FT  
Depth: 144 FT

**PROPERTY INFORMATION:**

|            |                       |                  |     |                |                    |
|------------|-----------------------|------------------|-----|----------------|--------------------|
| Parcel No: | 14-2-15-21-04-402-002 | TIF:             | No  | Parking:       | 16                 |
| County:    | Madison               | Enterprise Zone: | No  | Surface Type:  | Concrete           |
| Zoning:    | B-2 Commercial        | Survey:          | Yes | Traffic Count: | 17,900 - Route 159 |
| Zoning By: | Edwardsville          | Environmental:   | No  | Property Tax:  | \$11,527.12        |
| Complex:   |                       | Archaeological:  | No  | Tax Year:      | 2016               |
| Prior Use: | Orthodontist          |                  |     |                |                    |

Off-Premise Signage: Yes

**STRUCTURAL DATA:**

|             |      |                |              |       |
|-------------|------|----------------|--------------|-------|
| Year Built: | 1998 | Clearance Min: | Exterior:    | Brick |
| Rehab Year: |      | Clearance Max: | Bay Spacing: |       |
| Floors:     | 1    | Floor Drains:  | Sprinklers:  | Yes   |
| Class:      | B    |                |              |       |

**Listing Broker(s)**

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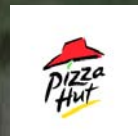




Goshen Rd



Troy Rd



Governor's Parkway



### Specifications

|                |                     |
|----------------|---------------------|
| Price          | \$649,900.00        |
| Square Footage | 3378                |
| Land Size      | 14,112 SF (0.32 AC) |
| County         | Madison             |
| Year Built     | 1998                |
| Taxes 2016     | \$11,527            |

### Highlights

- Former Orthodontic office (dental equipment is included in sale)
- All brick building in a great location off Hwy 159 - behind Taco Bell
- Amazing owner/user opportunity in the desirable city of Edwardsville, IL
- 6 private operator rooms, 1 private consultation room, 4 chair - open area, lab, sterilization, x-ray / dark room
- 3378 S/F - finished full basement - with office, file storage, mechanical room and break area
- Lower level fire sprinklers, telephone and security system

### Area Demographics



**Current Population**

|        |         |
|--------|---------|
| 1 mile | 3 miles |
| 8,180  | 34,785  |



**Average Household Income**

|          |          |          |
|----------|----------|----------|
| 1 mile   | 3 miles  | 5 miles  |
| \$90,896 | \$90,343 | \$94,542 |

Source: ESRI, 2017 Estimated

