

# FOR SALE

201 McCausland Street  
Carlinville, IL 62626



## PROPERTY HIGHLIGHTS

- 13,000± SF Building on 34,000± SF Lot
- 6,500± SF on each of two floors
- Kitchen
- Banquet tenant rent \$4,000/month
- First floor apartment rent \$1,550/month
- Built in 1989 with elevator access to second floor
- 30 paved parking spaces, additional parking on gravel surface
- **SALE PRICE: \$449,000**



## CONTACT US:

**Mel Desemone**

Vice President

Mobile: 314-941-3157

Direct: 636-728-5144

[mel@gundakercommercial.com](mailto:mel@gundakercommercial.com)



**GUNDAKER**  
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

[gundakercommercial.com](http://gundakercommercial.com) [in](#) [@](#) [f](#)





## INVESTMENT OPPORTUNITY!

This 13,000 +/- SF facility provides more than ample room for numerous businesses, offices, medical locations, or restaurant availability, among other possibilities. Located at the west end of Carlinville, across from the high school. A major portion of the main level has, until recently, been the location of a pizza parlor, with the south end having had a dental office. The 2nd floor has approximately 21 individual offices, 4 handicapped accessible bathrooms, an elevator access as well as access by interior and exterior stairs. The front parking area has 10 spaces, and the rear parking will hold 20 +/- vehicles.



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