

FOR SALE

216 N Main St. Columbia, IL 62236



9,000+ sq ft, .720 acres

\$1,500,000

Bank tenant to remain in Bldg.



**BERKSHIRE
HATHAWAY**
HomeServices
Select Properties

Jim Von Der Haar

 **314-494-8874**

 **JVonDerHaar@BHHSselectSTL.com**

This information has been obtained from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy.

Property Features

Lobby area



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Property Features

Office spaces



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Property Features

Kitchen and break areas



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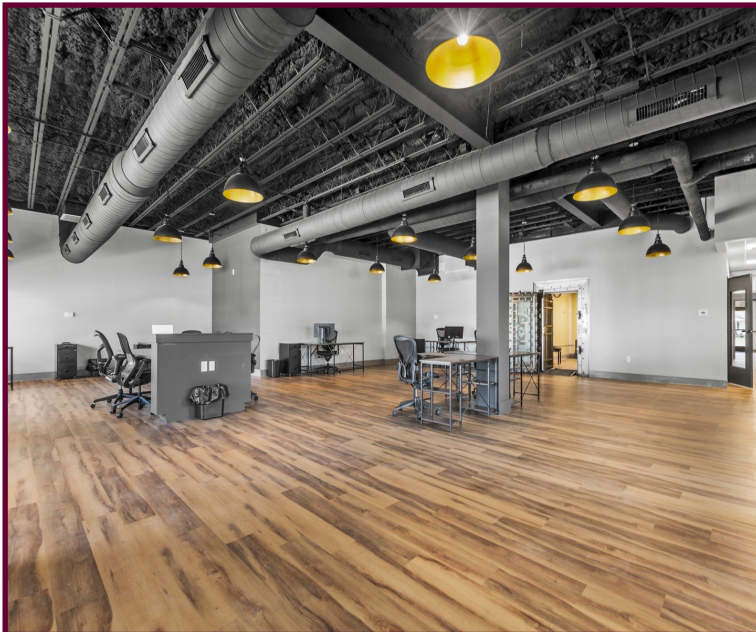
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Property Features

Conference room and open work areas



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Property Features

Exterior photo and view of parking lot. List of amenities.



Newly Renovated!

Impressive newly renovated 9000+ square foot commercial property including new roof, new HVAC, new electrical wiring throughout. Newly renovated ceilings, & new flooring are just a few updates. This property offers a rare opportunity in the heart of Columbia's vibrant downtown district. Exceptional visibility and a desirable Main Street location, ideal for retail, office, showroom, creative space, or mixed-use possibilities. Featuring the character and charm of a historic downtown setting, this versatile space provides a unique opportunity for an entrepreneur, investor, or established business looking to become part of a growing community. The flexible layout allows for a variety of uses while offering excellent exposure along one of Columbia's most recognizable corridors. Surrounded by local shops, restaurants, community events, and downtown amenities while benefiting from convenient access to surrounding areas including St. Louis, Interstate 255, and the greater Metro East region. Columbia continues to be an area known for its strong community, growth, and small business atmosphere. Rare opportunity to own a piece of Columbia's historic Main Street!



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Property Features

Prime Main Street opportunity in Historic Downtown Columbia! Perfect blend of historic charm and modern functionality at 216 N. Main St.



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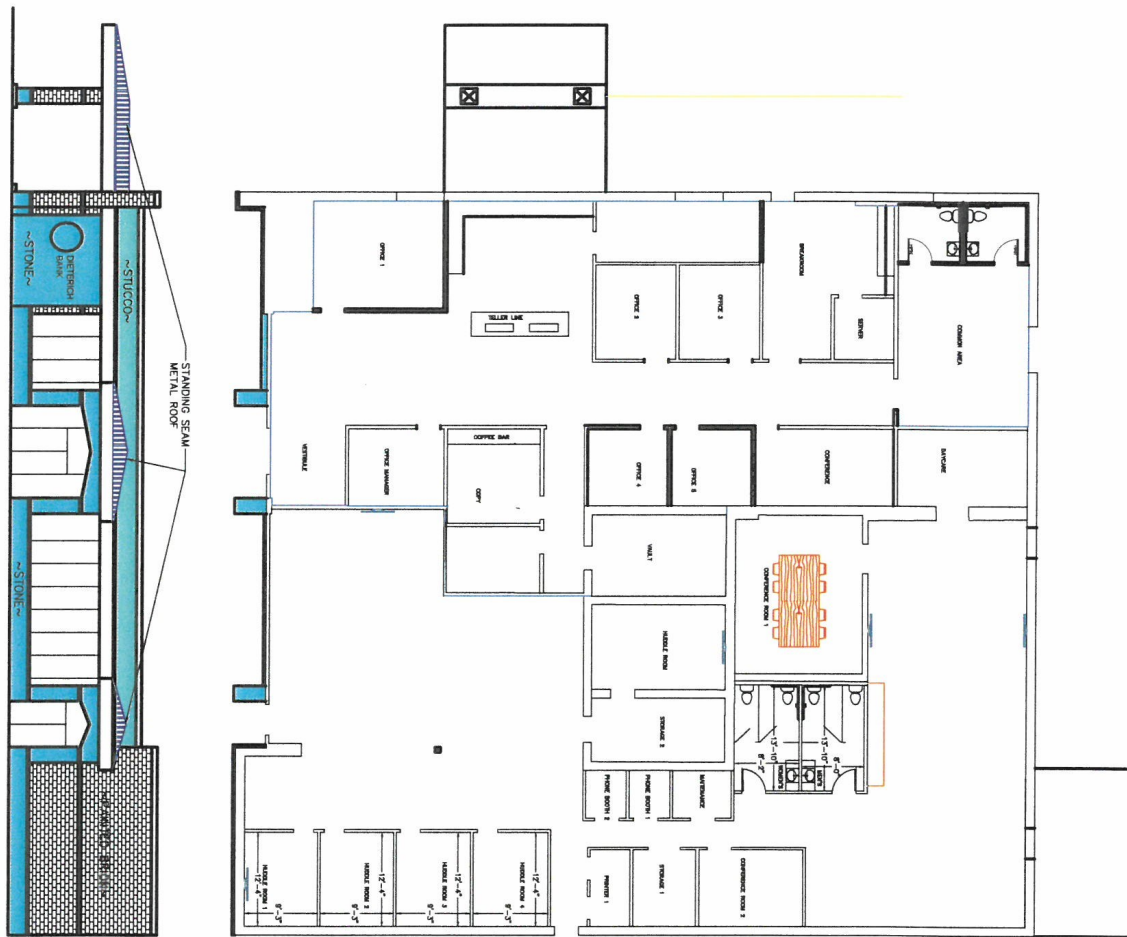
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Floor Plan



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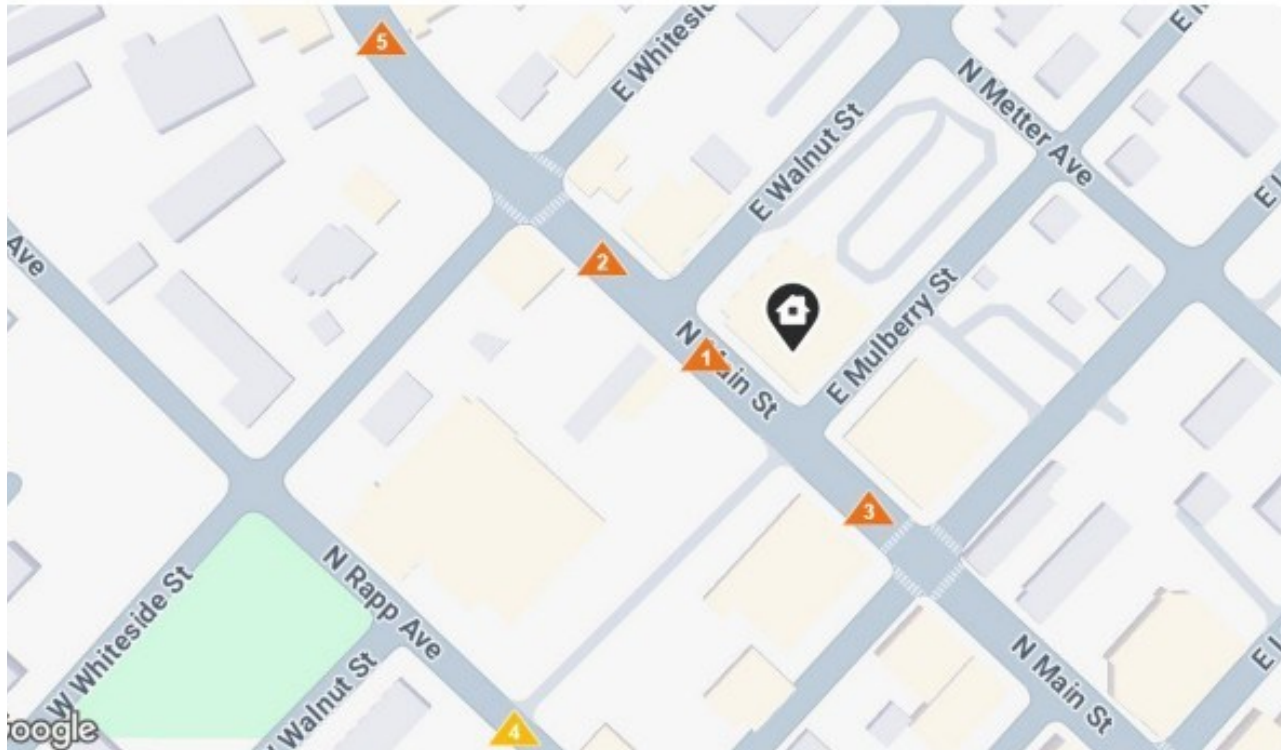
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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **9,346**

N Main St

2025 Est. daily traffic counts

Cross: E Walnut St

Cross Dir: NW

Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2004	▲	10,200	AADT

▲ **9,346**

N Main St

2025 Est. daily traffic counts

Cross: W Whiteside St

Cross Dir: W

Distance: -

Historical counts

Year	▲	Count	Type
2004	▲	10,200	AADT
2001	▲	10,300	AADT

▲ **9,346**

N Main St

2025 Est. daily traffic counts

Cross: W Locust St

Cross Dir: SE

Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2004	▲	10,200	AADT
2001	▲	10,500	AADT
1994	▲	8,800	AADT

▲ **463**

N Rapp Ave

2025 Est. daily traffic counts

Cross: W Walnut St

Cross Dir: W

Distance: -

Historical counts

Year	▲	Count	Type
2004	▲	500	AADT

▲ **9,437**

N Main St

2025 Est. daily traffic counts

Cross: W Whiteside St

Cross Dir: SE

Distance: -

Historical counts

Year	▲	Count	Type
2004	▲	10,300	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



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