

FOR SALE

2143 S State Route 157,
Edwardsville, IL 62025



TURNKEY BANKING FACILITY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

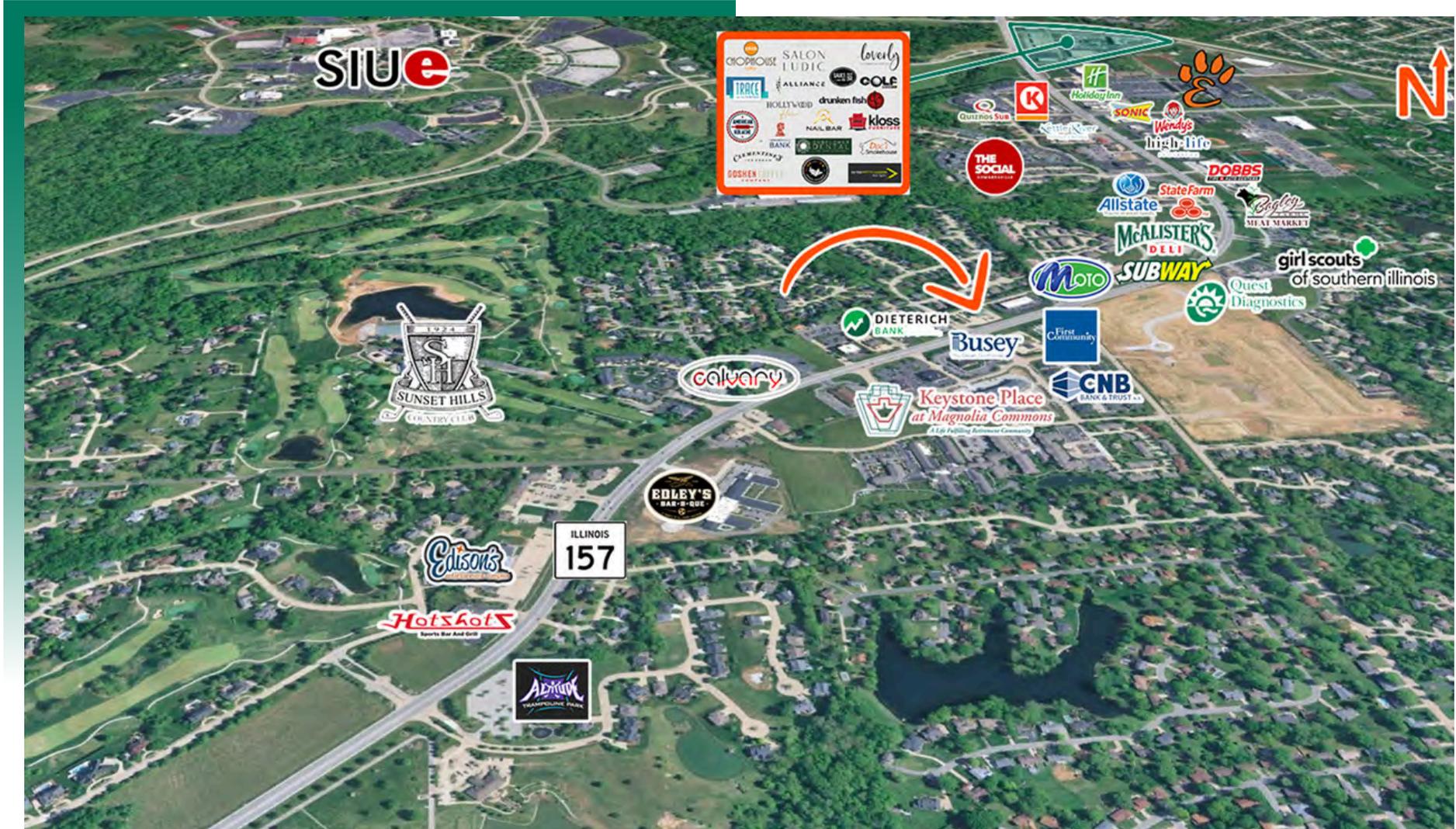
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AREA MAP

2143 S State Route 157, Edwardsville, IL 62025

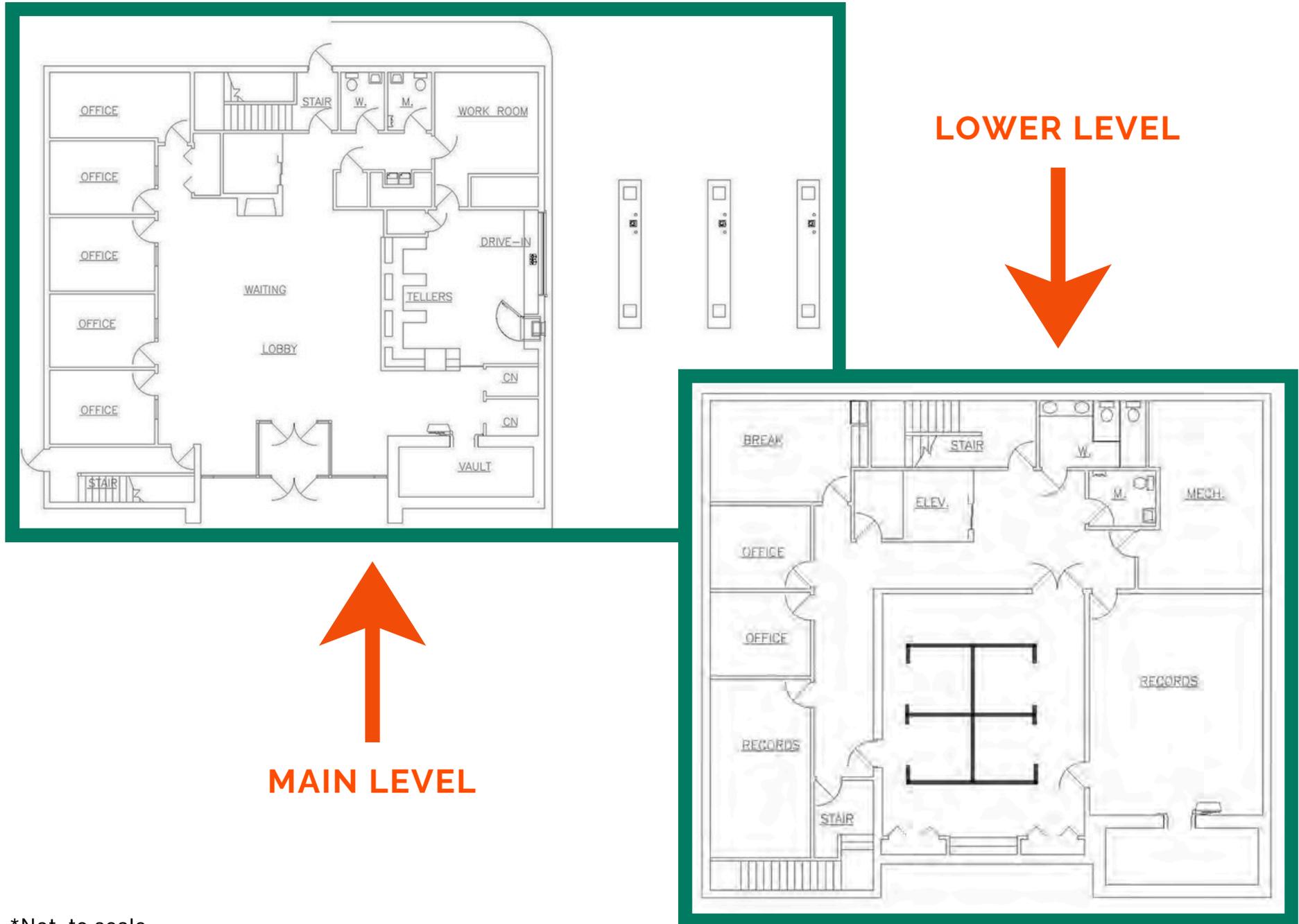


LOCATION OVERVIEW

Located on IL-157 between Butler Rd and Club Centre Ct. Tremendous visibility and average daily traffic in a high growth corridor. 1 mile off I-270 (exit 9).

FLOOR PLAN

2143 S State Route 157, Edwardsville, IL 62025



*Not to scale

PROPERTY PHOTOS

2143 S State Route 157, Edwardsville, IL 62025

DRIVE THRU LANES



DRIVE UP ATM



MARQUEE SIGNAGE



PROPERTY INFORMATION

Turnkey 7,704 SF former banking facility

3,852 SF on main level and 3,854 SF on lower level

4 ADA restrooms

Elevator served

2 sets of stairs for access between levels

3 phase power

SALE PRICE: \$2,500,000

PROPERTY PHOTOS - MAIN LEVEL

2143 S State Route 157, Edwardsville, IL 62025

LOBBY



LOBBY



LOBBY



TELLERS



DRIVE-THRU TELLERS



VAULT



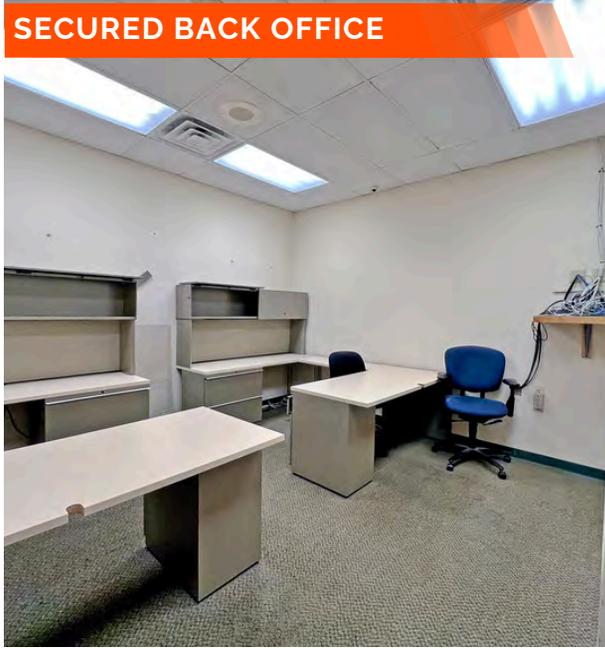
PROPERTY PHOTOS - MAIN LEVEL

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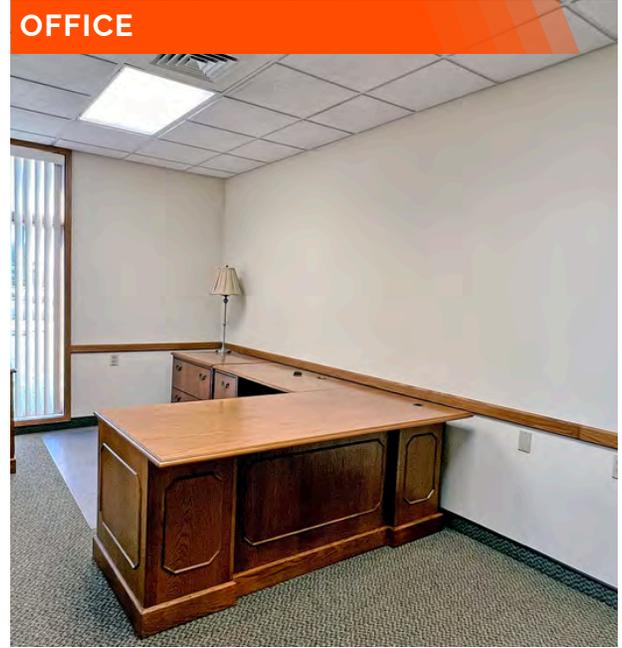
LOBBY & OFFICES



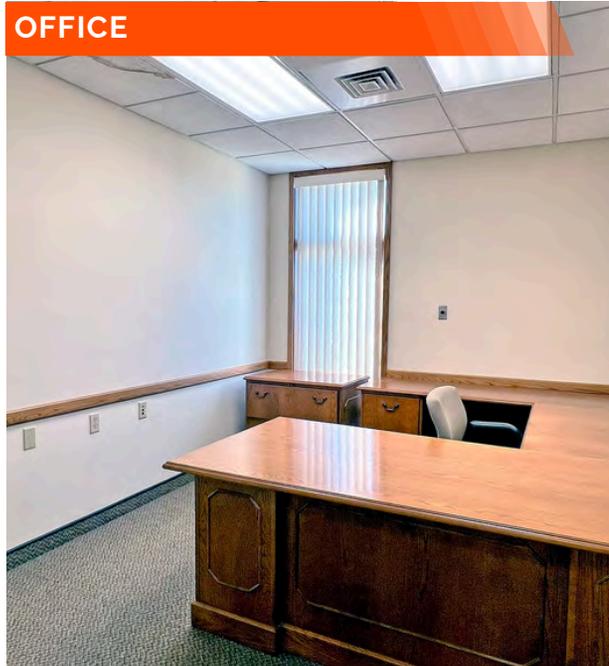
SECURED BACK OFFICE



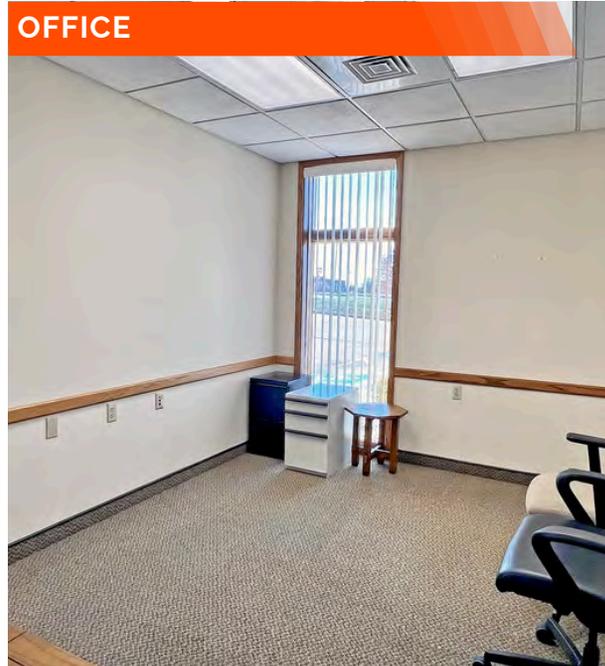
OFFICE



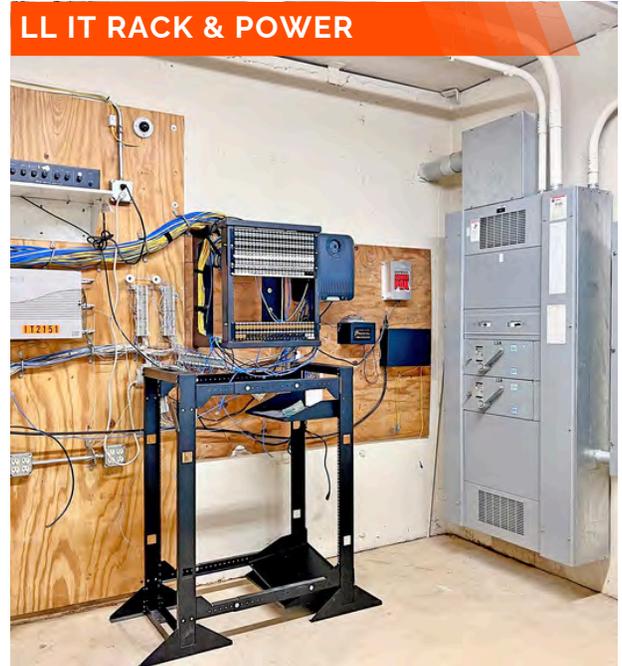
OFFICE



OFFICE



LL IT RACK & POWER



PROPERTY PHOTOS - LOWER LEVEL

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BREAKROOM



RECORDS ROOM



RECORDS ROOM



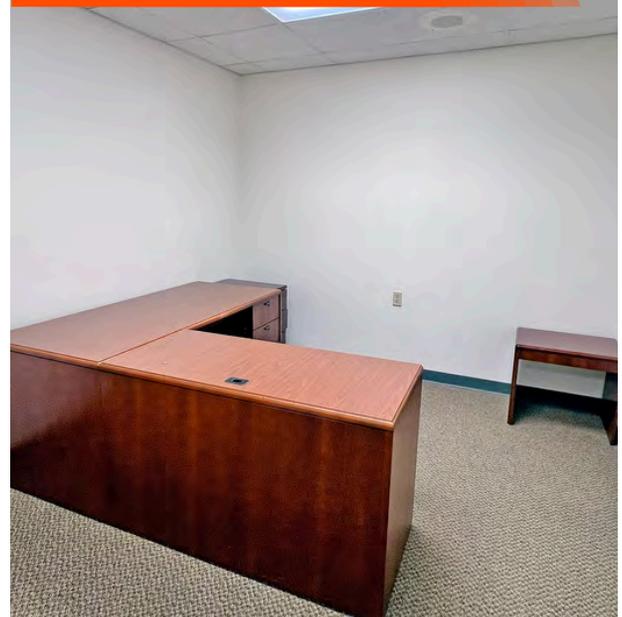
OPEN OFFICE



OPEN OFFICE



OFFICE



OFFICE/RETAIL PROPERTY SUMMARY

2143 S STATE ROUTE 157

LISTING # 3173

LOCATION DETAILS:

Parcel #: 14-2-15-21-04-403-072
County: IL - Madison
Zoning: B-2 Commercial Business

PROPERTY OVERVIEW:

Building SF: 7,704
Vacant SF: 7,704
Usable Sqft: 7,704
Min Divisible SF: 7,704
Office SF: 7,704
Signage: Marquee
Lot Size: 1.50 Acres
Frontage: 300
Depth: 218
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1999
Building Class: A
Ceilings: 9' - 11'
Construction Type: Exterior - Block

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$2,500,000
Price / SF: \$324.51

FINANCIAL INFORMATION:

Taxes: \$30,162.72
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 16,600

PROPERTY DESCRIPTION:

Turnkey 7,704 SF former banking facility available for sale. 3,852 SF on main level and 3,854 SF on lower level. Elevator served. Well-manicured professional services building with 5 offices on main level, 2 vaults, a welcoming lobby and waiting area, 2 ADA restrooms along with secured back office work area and tellers. This facility has 4 drive up lanes with functioning tubes and a separate drive-up ATM building on West side of property. Lower level features an employee break room, 2 private offices, 2 ADA restrooms, multiple record keeping/storage areas, open bull pen with kitchenette and another large vault. 2 sets of stairs for access between levels. 3 phase power.

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