



McKELVEY
PROPERTIES

17280 N Outer 40 Rd, Chesterfield, MO 63005



13 COLLINSVILLE AVE

EAST ST. LOUIS, ILLINOIS 62201

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

Patricia McKelvey

PRESIDENT

17280 N Outer 40 Rd, Suite 201 Chesterfield, MO 63005

pmckelvey@mckelveyproperties.com

636-448-1294

LOT SIZE 0.22 ACRES | BUILT IN 2007 | SALE PRICE: \$1,900,000 | PRIME LOCATION

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

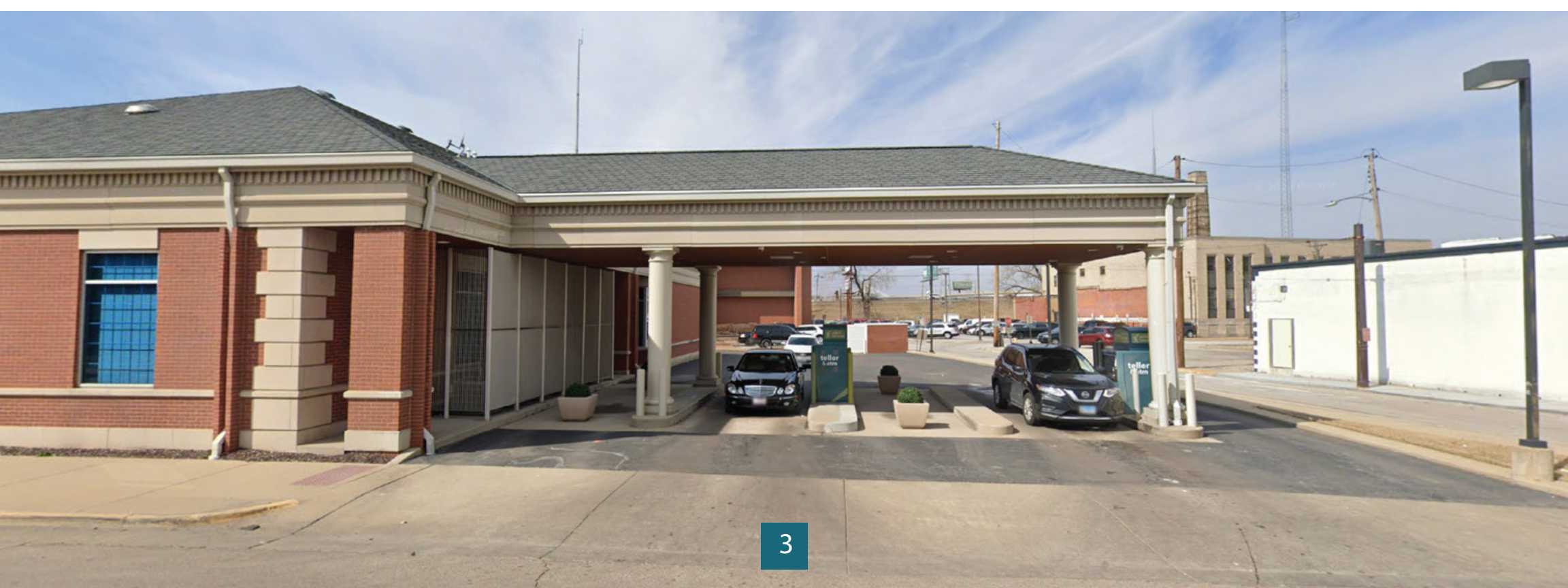
This commercial property located at 13 Collinsville Ave in East St. Louis, Illinois, presents an excellent investment opportunity. Built in 2007, the property boasts a modern design and ample space, making it ideal for various commercial purposes. Situated on a spacious lot spanning 0.22 acres, the property offers plenty of room for parking or potential expansion. With a single floor layout encompassing 6,978 square feet, the property provides a versatile space suitable for a bank or other commercial ventures. Whether you're looking to expand your business or make a sound investment, this property is offered for sale at **\$2,000,000**, representing a lucrative opportunity in the thriving East St. Louis market.

PROPERTY HIGHLIGHTS

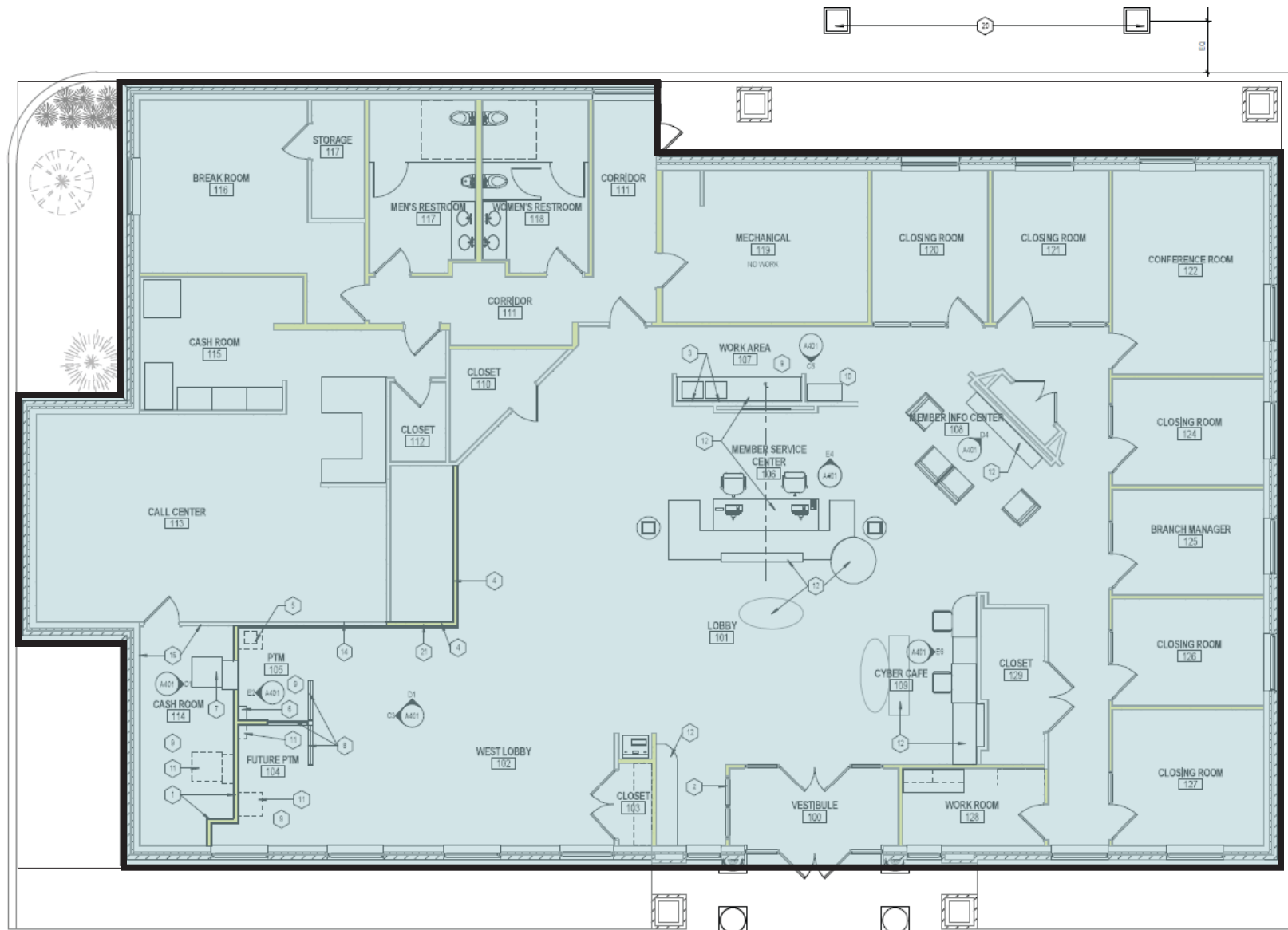
Previous Credit Union Bank Branch
Adjacent to City Hall and Police Department
Easy Access to Hwy 64
Drive Thru
Vault
6 Private Offices
Conference Room



| | |
|------------------------|--------------------------------|
| Sale Price: | \$1,900,000 |
| Property Address: | 13 Collinsville Ave |
| City, State, Zip Code: | East St. Louis, Illinois 62201 |
| Property Type: | Commercial/Bank |
| For Sale Or Lease: | Sale |
| Year Built: | 2007 |
| Lot Size: | 0.22 Acres |
| Building Size (SF): | 6,978 SF |
| Number of Floors: | 1 |



FLOOR PLAN



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

LOCATION MAP

SUBJECT



LOCATION OVERVIEW

East St. Louis, Illinois, presents a promising market outlook that underscores its potential for growth and development. Situated strategically within the Greater St. Louis metropolitan area, the city boasts a resilient economy that is gradually bouncing back from previous challenges. With its proximity to major transportation routes including interstates and railways, East St. Louis serves as a vital hub for commerce and trade, facilitating easy access to regional and national markets. This advantageous location positions the city as an attractive destination for businesses looking to establish a foothold in the Midwest.

Furthermore, East St. Louis has seen a surge in revitalization efforts and infrastructure investments in recent years. Public-private partnerships have played a pivotal role in driving economic progress and enhancing the urban landscape. Initiatives focusing on downtown redevelopment, mixed-use projects, and cultural revitalization have injected renewed energy into the local economy. Such endeavors not only create opportunities for business expansion but also contribute to the overall quality of life for residents, fostering a vibrant and dynamic community.

The diverse economic base of East St. Louis further strengthens its market appeal. While historically known for its industrial roots, the city has diversified its economic portfolio to encompass sectors such as healthcare, education, and technology. This diversified economy mitigates risks associated with dependence on a single industry and fosters resilience against economic fluctuations. Moreover, the presence of esteemed educational institutions and healthcare facilities not only attracts talent to the region but also serves as catalysts for innovation and entrepreneurship.





LARGEST EMPLOYERS – SOUTHWESTERN ILLINOIS

| COMPANY | COUNTY | EMPLOYEES |
|---|------------------|-----------|
| Scott Air Force Base | St. Clair County | 13,000 |
| Amazon Inc. | Madison County | 4,100 |
| Southern Illinois University Edwardsville | Madison County | 3,500 |
| Hospital Sisters Health System | St. Clair County | 2,350 |
| Southwestern Illinois College | St. Clair County | 1,403 |
| U.S. Steel | Madison County | 1,200 |
| Southwestern Illinois Health Facilities Inc. | Madison County | 1,190 |
| Wieland Rolled Products (formerly Olin Brass) | Madison County | |
| Philips 66 Wood River Refinery | Madison County | 1,100 |
| Alton Memorial Hospital | Madison County | 1,017 |
| Madison County | Madison County | 984 |
| Gateway Regional Medical Center | Madison County | 955 |
| East St. Louis School District | St. Clair County | 950 |



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