



**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

PROPERTY OVERVIEW

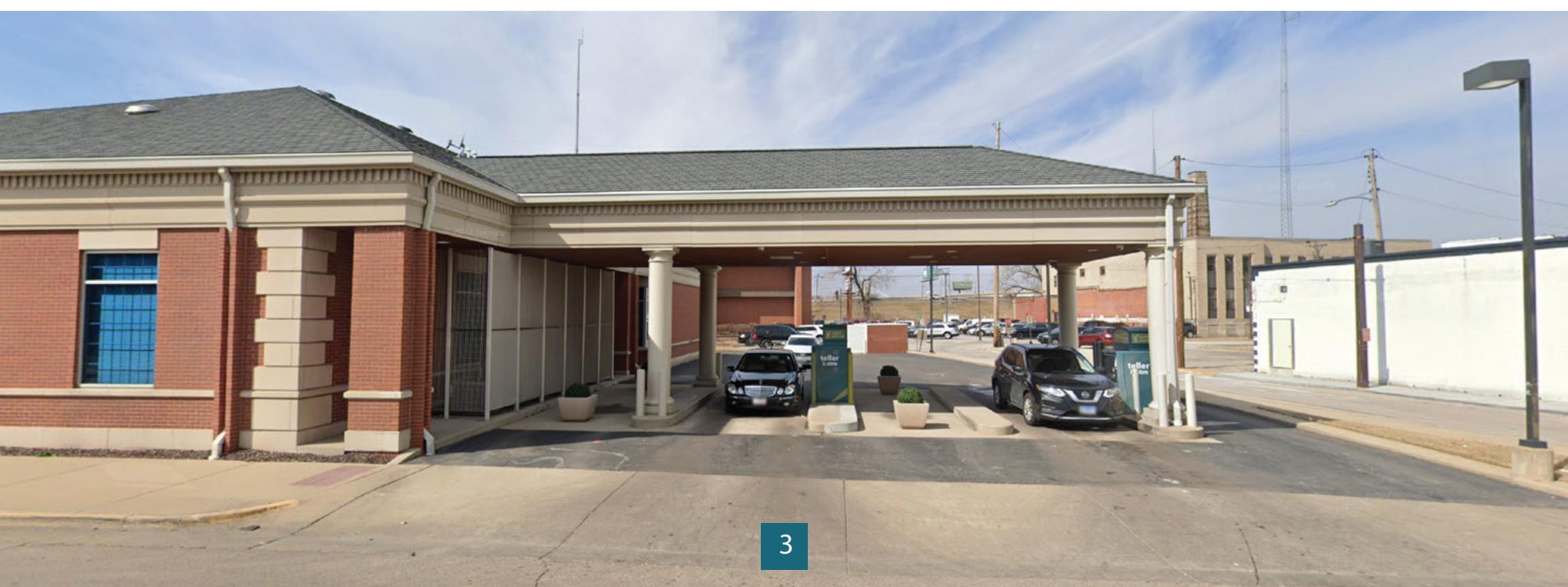
This commercial property located at 13 Collinsville Ave in East St. Louis, Illinois, presents an excellent investment opportunity. Built in 2007, the property boasts a modern design and ample space, making it ideal for various commercial purposes. Situated on a spacious lot spanning 0.22 acres, the property 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.



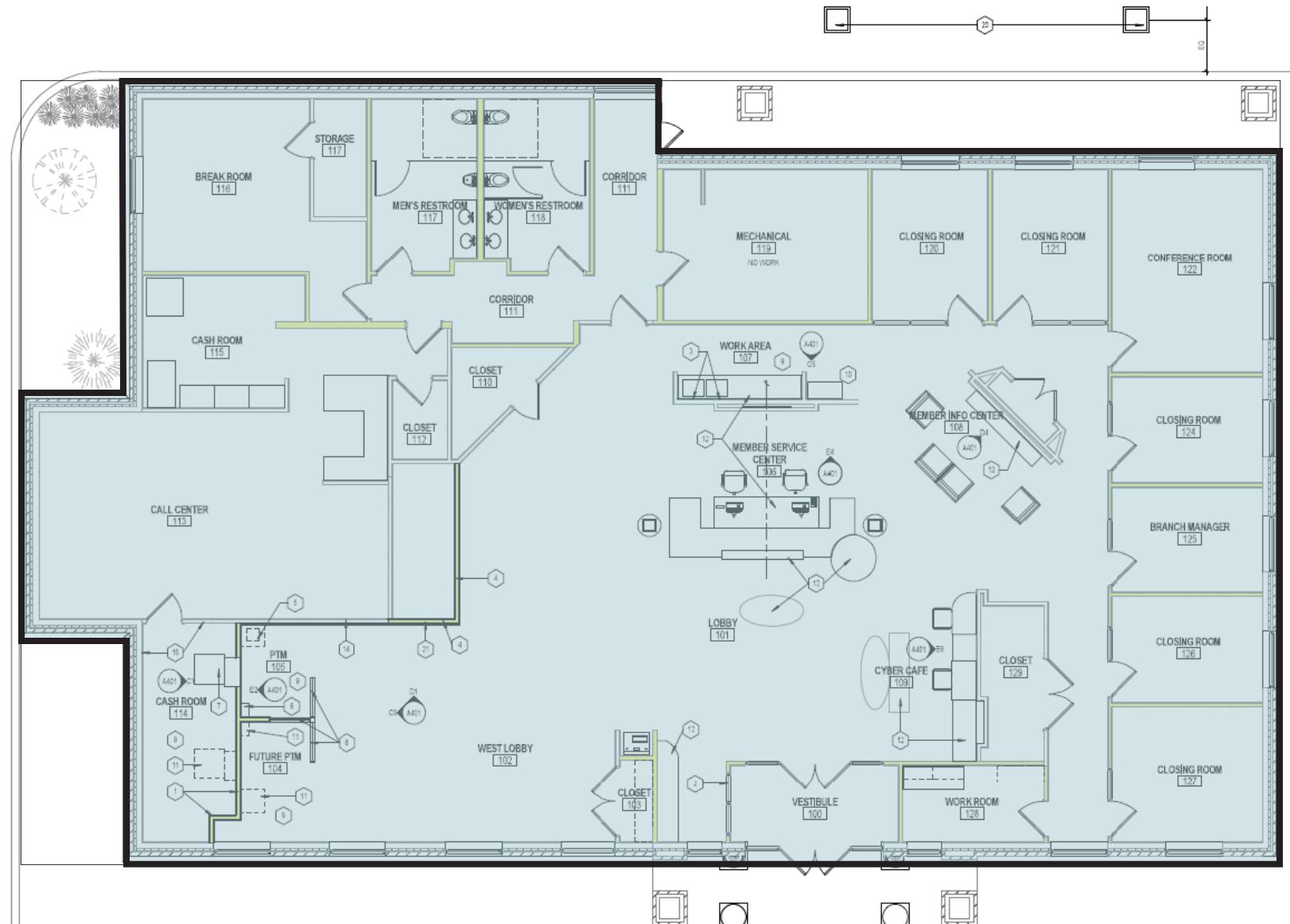
PROPERTY HIGHLIGHTS

- 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



SOUTHERN ILLINOIS UNIVERSITY
EDWARDSVILLE



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