



## 2,400 SF OFFICE BUILDING FOR SALE

6 Meadow Heights Professional Park, Collinsville, IL 62234

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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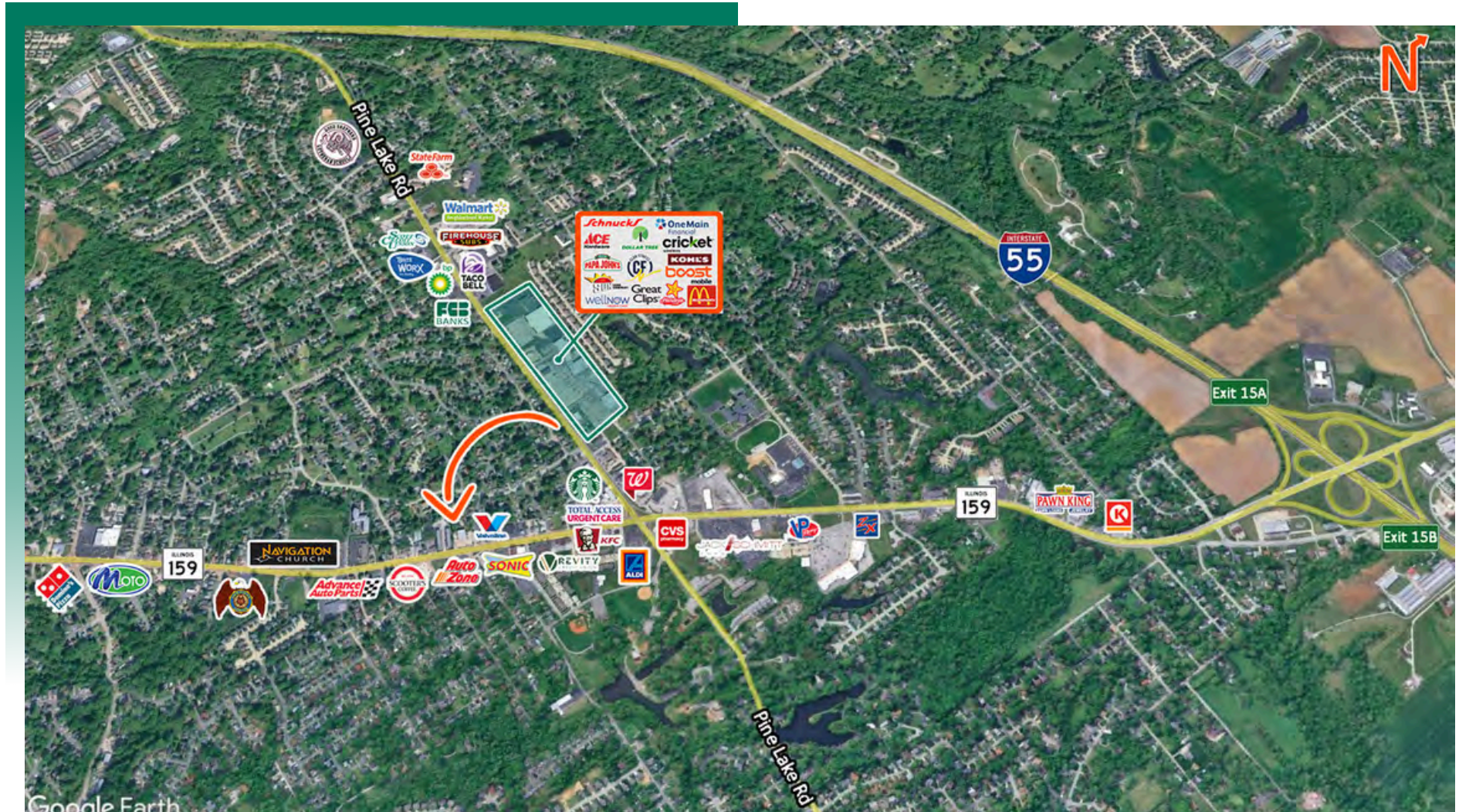


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

6 Meadow Heights Professional Park, Collinsville, IL 62234



### LOCATION OVERVIEW

Quiet office park with Excellent access to Hwy 159 in the heart of Collinsville . All brick structure with great private parking



# PROPERTY PHOTOS

6 Meadow Heights Professional Park, Collinsville, IL 62234

EXTERIOR



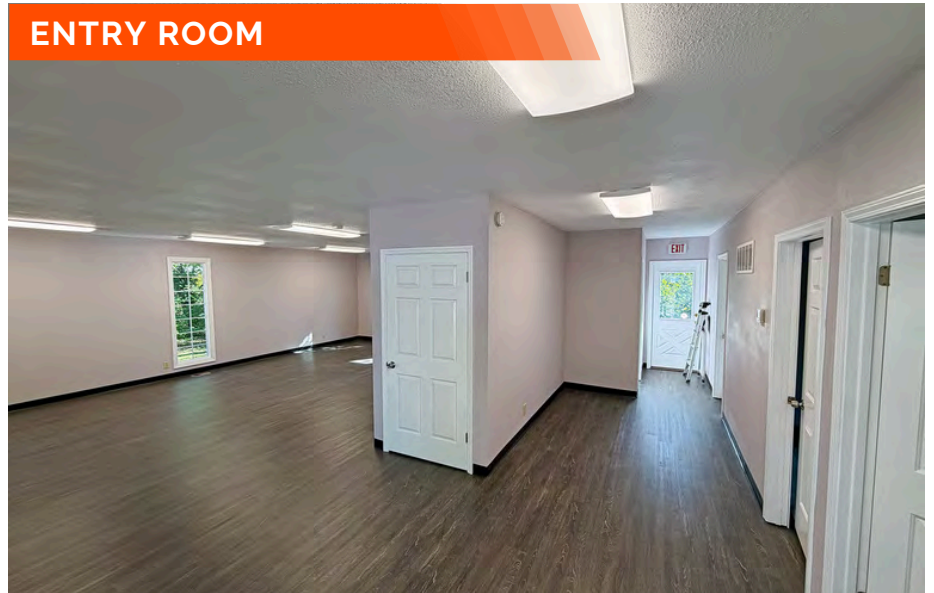
OUTDOOR SECURITY CAMERA



ENTRY ROOM



ENTRY ROOM



## PROPERTY HIGHLIGHTS



3 OFFICE SPACES



2 UPDATED RESTROOMS



FRESH PAINT



BRICK EXTERIOR



UPDATED LIGHTING



LVP FLOORING



# PROPERTY PHOTOS

6 Meadow Heights Professional Park, Collinsville, IL 62234

LOWER LEVEL LARGE ROOM



LOWER LEVEL LARGE ROOM



MAIN FLOOR OFFICE



MAIN FLOOR OFFICE



LOWER LEVEL STORAGE





# OFFICE/RETAIL PROPERTY SUMMARY

## 6 MEADOW HEIGHTS PROF PARK

**LISTING #** 3154

### LOCATION DETAILS:

**Parcel #:** 13-2-21-27-06-102-008  
**County:** IL - Madison  
**Zoning:** CO1

### PROPERTY OVERVIEW:

**Building SF:** 2,400  
**Vacant SF:** 2,400  
**Usable Sqft:** 2,400  
**Min Divisible SF:** 600  
**Office SF:** 2,400  
**Retail SF:** 2,400  
**Signage:** Building  
**Lot Size:** 0.25 Acres  
**Frontage:** 211  
**Depth:** 82  
**Parking Spaces:** 8  
**Parking Surface Type:** Asphalt

### STRUCTURAL DATA:

**Year Built:** 1983  
**Yr Renovated:** 2025  
**Building Class:** B  
**Ceilings:** 8'- 9'  
**Construction Type:** Brick

### TAX INCENTIVE ZONES:

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



### SALE INFORMATION:

**Sale Price:** \$180,000  
**Price / SF:** \$75.00

### FINANCIAL INFORMATION:

**Taxes:** \$3,936.16  
**Tax Year:** 2024

### PROPERTY DESCRIPTION:

Full brick building. Features fresh paint, updated lighting, and LVP flooring on the main and lower levels. Includes one large room, three office spaces, and two updated bathrooms. The finished lower level has two separate rooms, one with built-in cabinetry. The building is described as "move-in ready"



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