



## 2,400 SF OFFICE BUILDING FOR SALE

6 Meadow Heights Professional Park, Collinsville, IL 62234

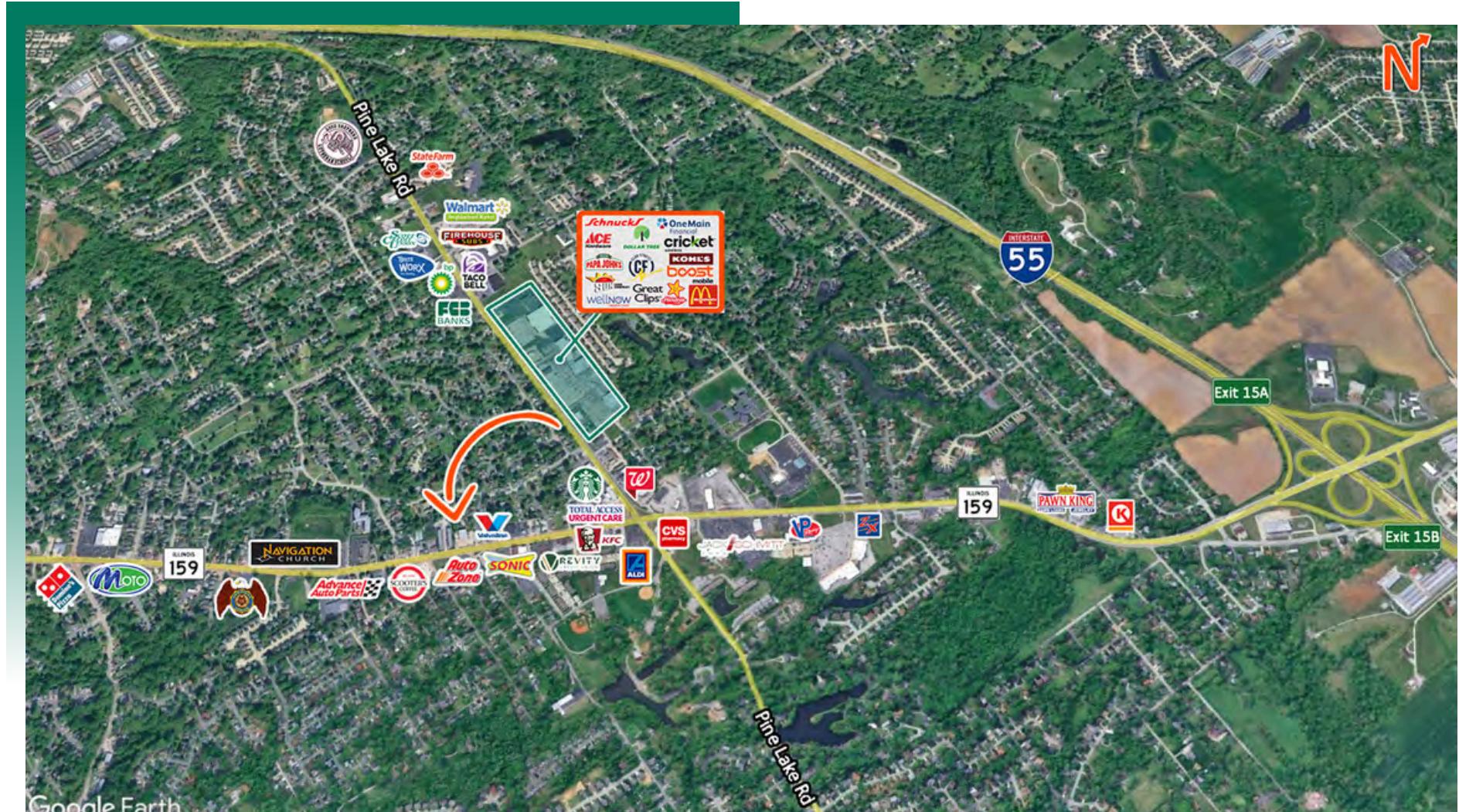
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

Scott Muentnich  
Broker Associate  
Office: (618) 277-4400 (Ext. 40)  
Cell: (618) 975-0504  
scottm@barbermurphy.com



# 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



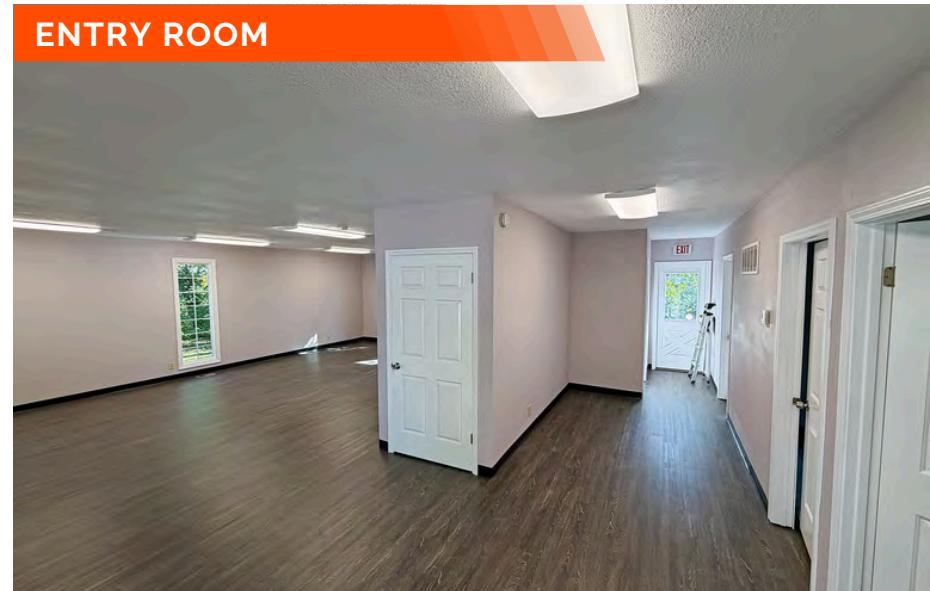
## OUTDOOR SECURITY CAMERA



## 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: C01



### 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

### SALE INFORMATION:

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

### STRUCTURAL DATA:

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

### 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"

### TAX INCENTIVE ZONES:

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

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