

FOR SALE

531 Vandalia St.,
Collinsville, IL 62234



11,946 SF HEALTHCARE OFFICE BUILDING

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

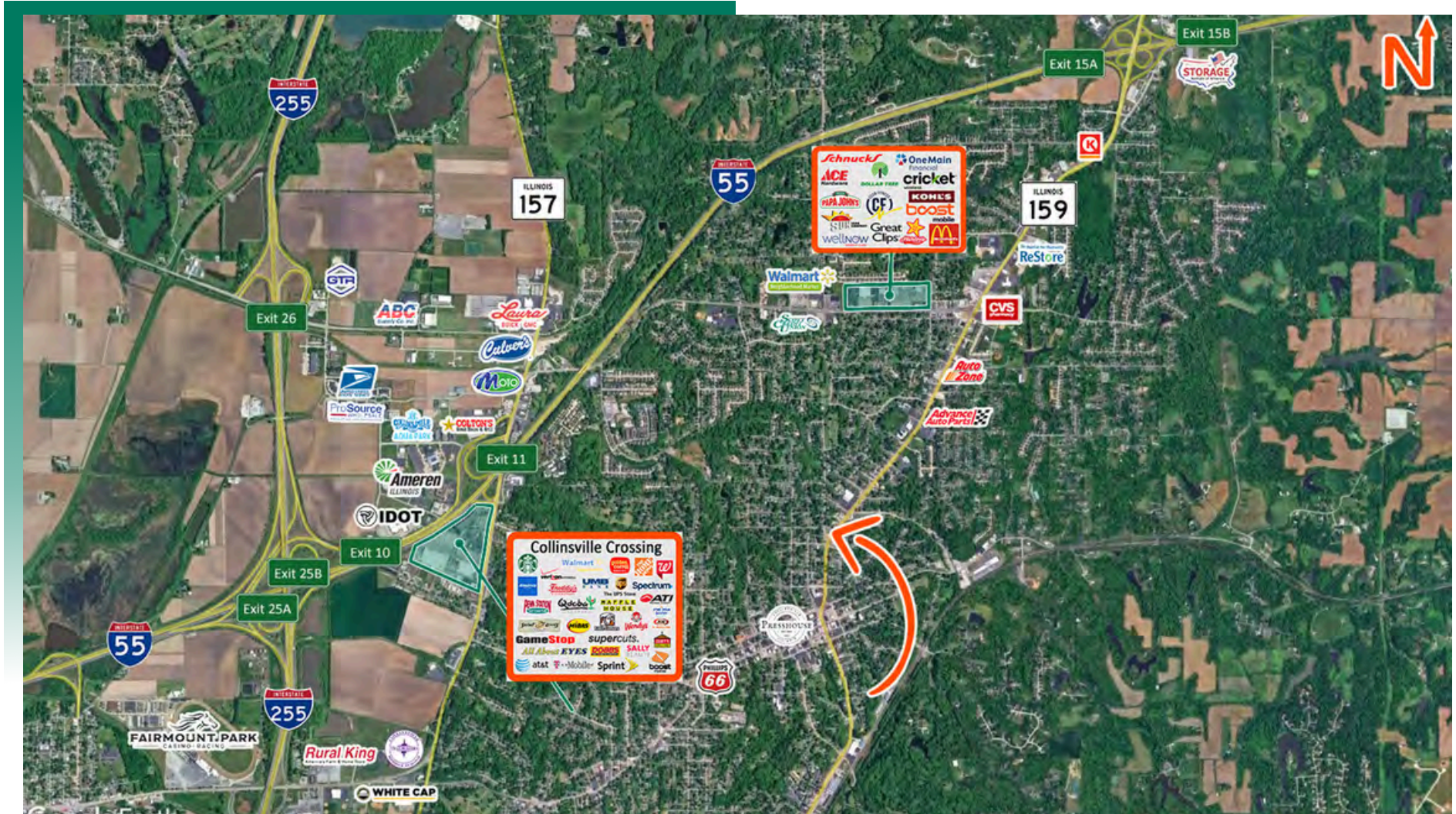
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AREA MAP

531 Vandalia St., Collinsville, IL 62234



LOCATION OVERVIEW

This site is centrally located near established medical, office, retail, restaurant, and service users, with quick access to the Uptown District of Collinsville and the broader Metro East. Vandalia Street/IL-159 is a main North-South thoroughfare in Madison County providing connectivity to Maryville, Glen Carbon, Edwardsville, as well as quick access to I-55/70.

PROPERTY PHOTOS & INFORMATION

531 Vandalia St., Collinsville, IL 62234

ENTRANCE



OPEN AREA FOR DEVELOPMENT



MULTIPLE METERS



MECHANICAL



11,946 SF office (3,982 SF per floor)

This former healthcare office profiles well for an owner/user with multiple tenants (6 meters) or one, large end-user. The facility is ADA accessible on the main level via a ramp as well as the lower level with walk out accessibility. The entrance to each floor has a vestibule with an elevator and staircase.

PROPERTY PHOTOS - Main Level

531 Vandalia St., Collinsville, IL 62234

ADMINISTRATION



WAITING ROOM



WAITING ROOM



KITCHENETTE



PRIVATE OFFICE

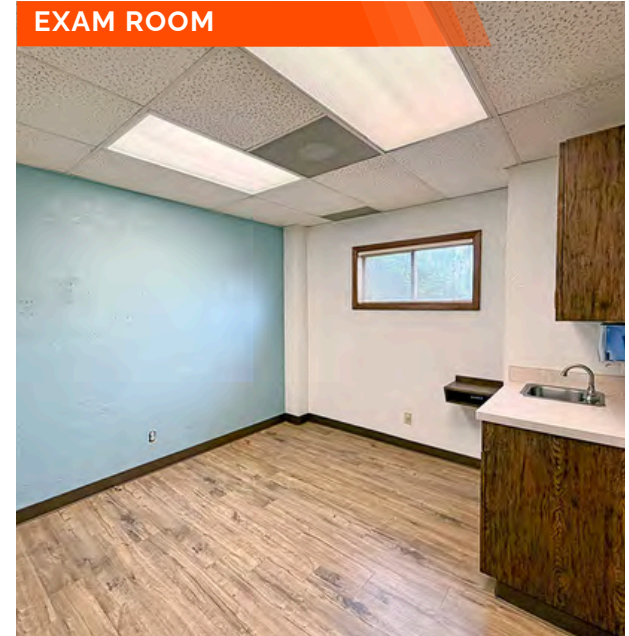
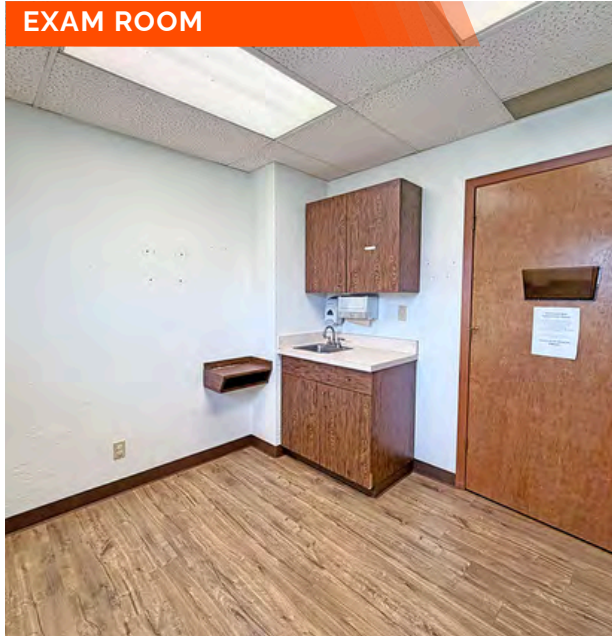


PRIVATE OFFICE



PROPERTY PHOTOS - Main Level

531 Vandalia St., Collinsville, IL 62234



Large waiting room
Administration/check-in counter
7 exam rooms with water
Laboratory
2 private offices
4 restrooms
Second waiting room
Breakroom

PROPERTY PHOTOS - Second Level

531 Vandalia St., Collinsville, IL 62234

WAITING ROOM



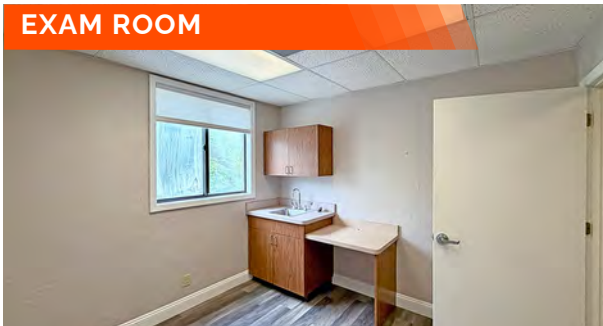
ADMINISTRATION



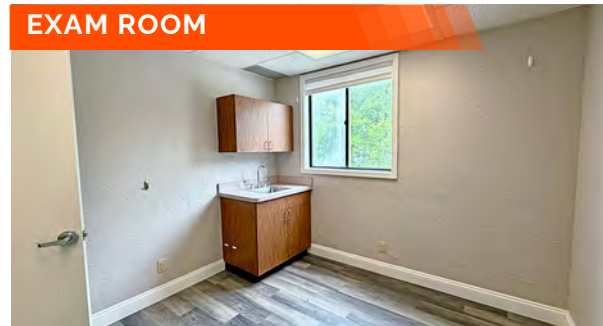
BACK OFFICE BILLING



EXAM ROOM



EXAM ROOM



KITCHENETTE



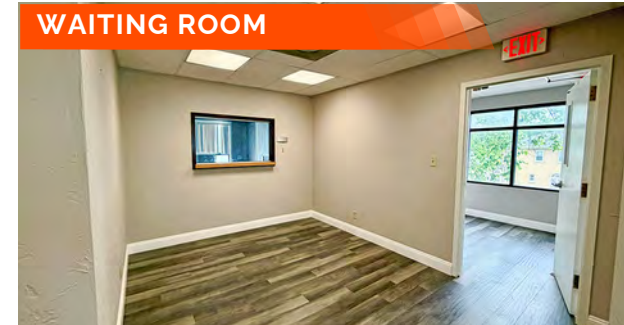
EXAM ROOM



OPEN WORKSTATION AREA



WAITING ROOM



PRIVATE OFFICE



Split waiting room
Oversized administration/check-in room
Work stations
3 exam rooms
2 private offices
2 restrooms

The rear of the suite was utilized for medical billing and records storage. This includes 4 private offices, large open work stations, and 2 kitchenettes.

PROPERTY PHOTOS - Lower Level

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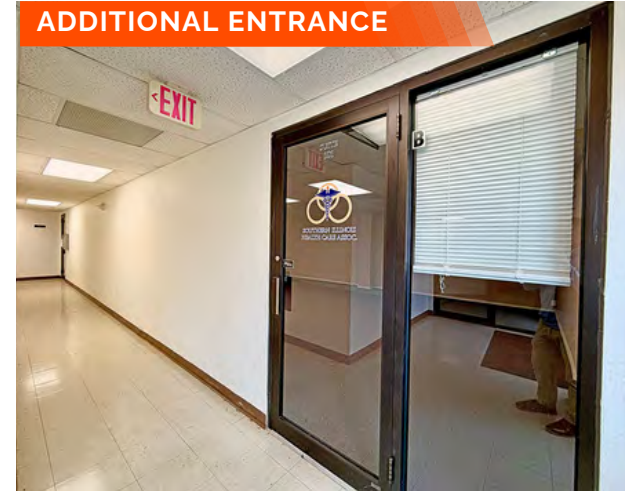
CHECK-IN



PRIVATE ENTRANCE



ADDITIONAL ENTRANCE



OFFICE



OPEN BULLPEN



CONFERENCE ROOM



Lower level walk out is facing Vandalia St / IL-159. This space is separated into two suites: The first suite consists of a waiting room with administration/check-in, 4 offices/exam rooms, a large conference room, and an ADA restroom. The second suite has a wide-open office/bullpen area with an ADA restroom and separate wash sink.

OFFICE/RETAIL PROPERTY SUMMARY

531 VANDALIA ST

LISTING # 3249

LOCATION DETAILS:

Parcel #: 13-2-21-27-13-303-022; 13-2-21-27-13-303-023; 13-2-21-27-13-303-024

County: IL - Madison

Zoning: B-4

PROPERTY OVERVIEW:

Building SF: 11,946

Vacant SF: 11,946

Min Divisible SF: 11,946

Max Contig SF: 11,946

Office SF: 11,946

Signage: Monument, Building

Lot Size: 1.07 Acres

Frontage: 241.50

Depth: 193

Parking Spaces: 50

Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1985

Yr Renovated: 2018

Ceilings: 9'

Construction Type: Wood Frame



SALE INFORMATION:

Sale Price: \$425,000

Price / SF: \$35.58

FINANCIAL INFORMATION:

Taxes: -

Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 19,300

PROPERTY DESCRIPTION:

11,946 SF office (3,982 SF per floor) available for sale. This former healthcare office profiles well for an owner/user with multiple tenants (6 meters) or one, large end-user. The facility is ADA accessible on the main level via a ramp as well as the lower level with walk out accessibility. The entrance to each floor has a vestibule with an elevator and staircase. First floor features a large waiting room, administration/check-in counter, 7 exam rooms with water, a laboratory, 2 private offices, 4 restrooms, a second waiting room, and breakroom. Second floor features a split waiting room, oversized administration/check-in room, work stations, 3 exam rooms, 2 private offices and 2 restrooms. The rear of the suite was utilized for medical billing and records storage. This includes 4 private offices, large open work stations, and 2 kitchenettes. Lower level walk out is facing Vandalia St / IL-159. This space is separated into two suites: The first suite consists of a waiting room with administration/check-in, 4 offices/exam rooms, a large conference room, and an ADA restroom. The second suite has a wide-open office/bullpen area with an ADA restroom and separate wash sink.

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