

FOR LEASE OR SALE

**78 SOUTH MAIN STREET
GLEN CARBON, IL**



PROFESSIONAL OFFICE BUILDING

- 9,098 SF on 2 levels
- Finished lower level with walk out
- Built in 2010
- Elevator servicing both levels
- Madison County Court House less than 10 minutes
- Minutes from Interstate 270
- 23 minutes to downtown St. Louis
- High visibility on corner lot
- 22 parking spaces
- Ideal for financial services, professional office or medical
- Real Estate taxes - \$23,375.00
- **Lease Rate: \$23.00 PSF Gross Lease**
- **List Price: 1,500,000.00**

For information, contact:

DAVE KUNKEL

Broker

Dave@choosekgw.com
618.977.1846 Cell

KELLY HULVEY

Broker

Kelly@choosekgw.com
618.210.4702 Cell

LUKE ALLAN

Broker

Luke@choosekgw.com
618.578.3598 Cell

Kunkel Commercial Group
3318 N Illinois, Swansea, IL 62226
CHOOSEKWG.COM
618.202.4500 Office



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

FLOORPLAN

78 South Main Floorplan Ground Floor

