

FOR SALE

**3,068 SF
Office Building
240 S Buchanan
Edwardsville, IL**



Brendan Barone

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- Priced at \$315,000
- 3,068 SF across three levels
- Roof installed in 2024
- Basement is partially finished with 3 offices + full bathroom with shower
- One unit has been used as a 2-unit rental before
- Ground floor fits about 5–6 employees comfortably
- Kitchenette in place
- Previously used by a mortgage company and accounting firm
- Located in downtown Edwardsville



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