

SALE

201 W. HIGH ST.

201 W. High St Edwardsville, IL 62025



SALE PRICE \$900,000

Rick Lauschke **Angie Zangori**
(618) 444-9182 (618) 779-0204

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
BROWN REALTORS**

SALE

201 W. HIGH ST.
201 W. High St Edwardsville, IL 62025



PROPERTY DESCRIPTION

Position your business for success in the heart of downtown Edwardsville with this expansive 17,000+ square foot commercial property(zoned B-2) offering unmatched versatility. Rich in history and potential, this property has previously housed a well-established lumber company and most recently, well known Kitchenland, making it ideally suited for retail, showroom, warehouse, distribution, light industrial, or mixed-use concepts. The building features: Dedicated office space, Expansive warehouse area, Loading dock, two overhead doors and receiving area, 8 storage-unit style spaces for additional income or operational flexibility. With its prime location, flexible layout, and substantial square footage, this property presents a rare opportunity for an owner-occupant or investor looking to maximize multiple revenue streams under one roof. Endless possibilities. Exceptional location. Ready for its next chapter.

PROPERTY HIGHLIGHTS

- - Located in downtown Edwardsville
- - Loading Dock w/ 10' OHD
- - Drive in with 14' OHD

OFFERING SUMMARY

Sale Price:	\$900,000
Number of Units:	1
Lot Size:	26,240 SF
Building Size:	17,056 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	423	1,126	3,060
Total Population	1,054	2,784	7,404
Average HH Income	\$94,578	\$94,723	\$93,915

Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204

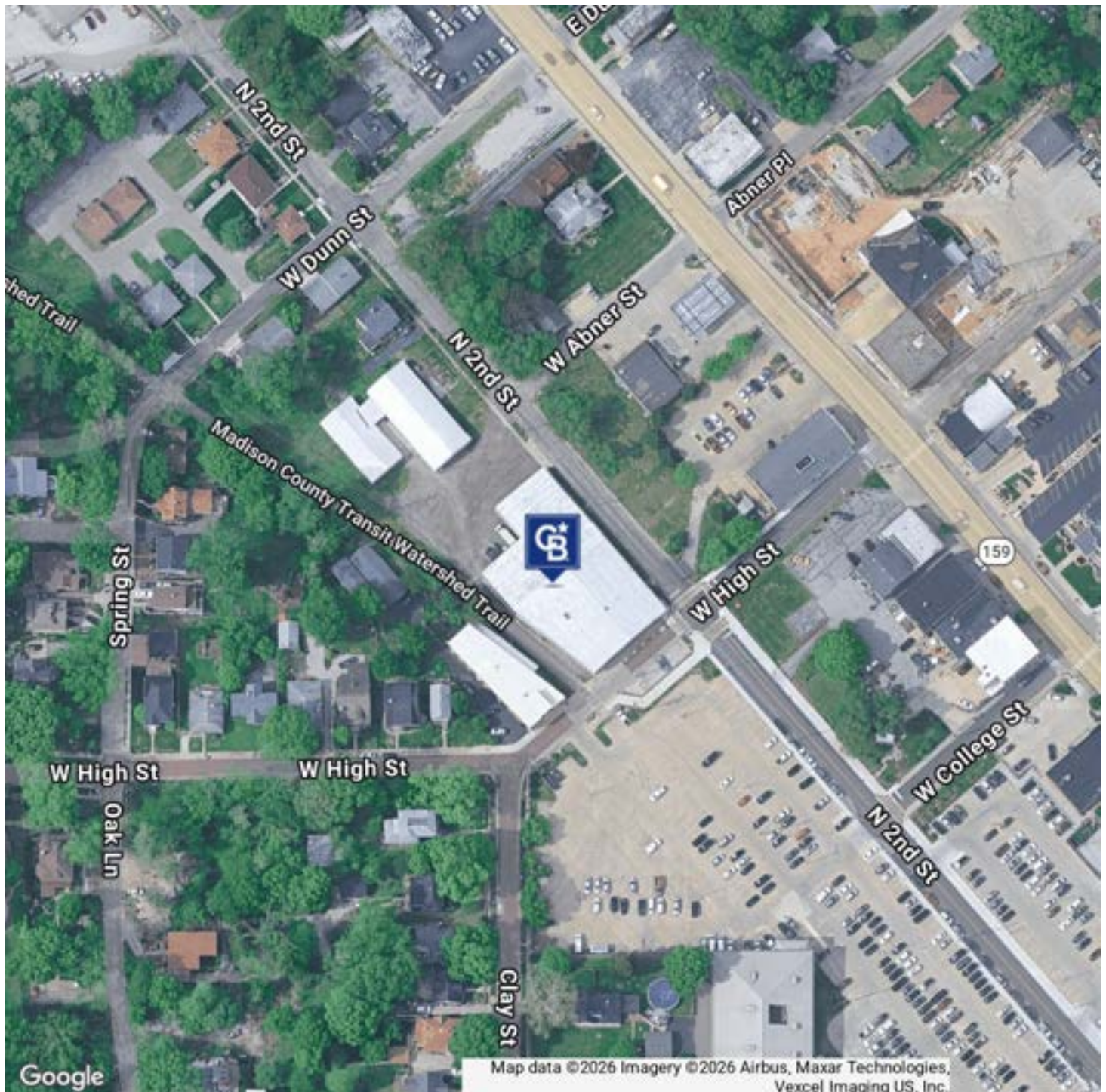


COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

201 W. HIGH ST.

201 W. High St Edwardsville, IL 62025



Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

201 W. HIGH ST.

201 W. High St Edwardsville, IL 62025



Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204



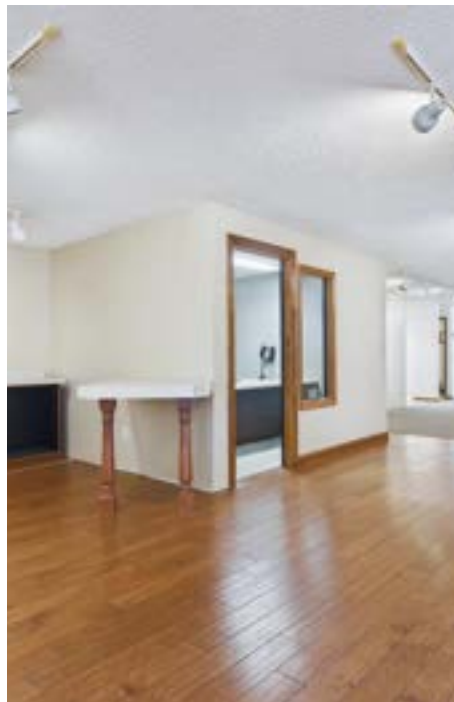
COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

201 W. HIGH ST.
201 W. High St Edwardsville, IL 62025



Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

201 W. HIGH ST.
201 W. High St Edwardsville, IL 62025



Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

201 W. HIGH ST.

201 W. High St Edwardsville, IL 62025



Floor Plan Created By Cubicstar App. Measurements Deemed Highly Reliable But Not Guaranteed.

Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS

SALE

201 W. HIGH ST.

201 W. High St Edwardsville, IL 62025



Rick Lauschke
(618) 444-9182

Angie Zangori
(618) 779-0204



COLDWELL BANKER
COMMERCIAL
BROWN REALTORS