

ADAM HORNBERGER
 PRUDENTIAL ONE REALTY CENTRE-EDWARDSVILLE
 1012 PLUMMER DRIVE
 EDWARDSVILLE, IL 62025
 Mobile: (618) 444-8681
 Phone: (618) 444-8681
 Fax: (618) 659-1100



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ADAM HORNBERGER

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Address: 210 EDWARDSVILLE RD Unit:
 City: TROY St: IL Zip: 62294

MLS: 3015921
 Property Type: Commercial
 List Type: ER
 List Board: GGAR
 Photos: [10](#)

Acres:
 Price Per Acre: \$
 Improved:
 Unimproved:
 Pasture:
 Timber:
 Leaseable:

Sale Inc:
 Existing Lease Terms:
 Present Use:
 Heat: FORCED AIR , GAS
 A/C: CENTRAL
 Utils/Services:

Current Price: \$135,900
 Lease Price: \$0 Type:
 Business Name:
 Apx SqFt: 968
 Apx SqFt Avail:
 Apx SqFt Office:
 Apx SqFt Manuf:
 Apx SqFt Warehouse:
 Overhead Door(s):
 # Units: 1
 Ceiling Height: 8
 # Bays: 1
 # A/C Units: 1
 Lot/Building Ratio:
 # Restrooms: 1
 Apx Year Built: 1920
 # Stories: 1
 # Docks:
 # Parking Spcs:
 # Heating Units:

EXPENSES/YEAR	
Electric	\$
Gas	\$
Water/Sewer	\$
Trash	\$
Insurance	\$
Management	\$
Supplies	\$
Maintenance	\$
Miscellaneous	\$
Total Expenses	\$

Exterior:
 Roof:
 Basement:
 Wtr/Swr: PUBLIC SEWER , PUBLIC WATER
 Road Info: CITY ROAD
 Included Items: KITCHEN FACILITY , PRIVATE RESTROOM
 On Site Bldg/Features:
 Lot Site Features:
 Special Info:
 ADA Compliant: N

INCOME/YEAR	
SOURCE	AMOUNT
	\$
	\$
	\$
	\$
	\$
Miscellaneous	\$
Total Income	\$
Net OP Income	\$

County: MADISON
 Township: 09 Section: 09
 Parcel ID No: 09-2-22-09-06-103-009.001
 Taxes:\$2,643 Tax Year: 2009
 Zoning: Commercial Exemptions: NO EXEMPTIONS
 Assessments: \$
 Legal: TRACT 138 Short Sale: N
 Land SqFt:
 # Lots:
 Frontage:
 Lot Size: 116.24 X 205 IRREG.

Remarks: ZONED COMMERCIAL. FOUR ROOM BUILDING WITH 1CAR BAY. LOCATED ON A HIGHLY TRAFFICKED ROAD WITH GREAT VISIBILITY.

Agent Remarks: PLEASE CALL AGENT(618)444-8681 FOR SHOWINGS. PR9491

Listing Status: Active
 Compensation: 3
 Variable Rate: N Bonus:

Showing Instructions: CALL AGENT , LOCKBOX
 Date Listed: 11/19/2010 DOM: 3 CDOM: [3](#)
 Date Expires:

Listing Office:	PRUDENTIAL ONE REALTY CENTRE-EDWARD	ID: E252	Phone: 618-655-4100
Listing Agent:	ADAM HORNBERGER	ID: E1623	Phone: 618-444-8681
Co-Listing Agent:	JEANNE HORNBERGER	ID: E1327	Phone: 618-444-8899
Directions: ON RT. 162 (EDWARDSVILLE RD.)			
Cross Road:			
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