

Value-Add Investment Opportunity

26-48 South 76th Street, Belleville, Illinois 62223
St. Clair County

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Property Description

Multi-Family Investment Opportunity

12 Unit Apartment Building Available for Sale. Building Contains (2) 3 Bedroom Units, (2) 1 Bedroom Units, and (8) 2 Bedroom Units. Units are being remodeled as they are vacated.

Sale: \$525,000

Basic Details

Listing No:	2084
Sale Or Lease:	For Sale
Property Type(s):	Investment, Multi-Family
Building Size (Sqft):	9,600 Sqft.
Lot Size (Acres):	0.33 Acre(s)
Total Sqft Available:	9,600 Sqft.
Min Acres Available:	0.33 Acre(s)
Max Acres Available:	0.33 Acre(s)
Sale Price:	\$525,000
GRM:	6.22
NOI:	\$63,194.50

Square Foot Information

Building Total Sqft:	9,600 Sqft.
Total Sqft Available:	9,600 Sqft.
Min Divisible Sqft:	9,600 Sqft.
Max Contiguous Sqft:	9,600 Sqft.

Facility Information

Heating:	Forced Air
Cooling:	Central A/C

Property Information

Parcel No:	07-01.0-306-001/002
Zoning:	Multi-Family
Zoning By:	Belleville
Parking:	20 Spaces
Parking Surface Type:	Asphalt
Property Tax:	\$10,875.50
Tax Year:	2017

Structural Data

Year Built:	1963
Roof:	Shingles
Exterior:	Brick/Frame
Floors:	2
Total Units:	12

Land Measurements

Total Acres Available:	0.33 Acre(s)
Min Divisible Acres:	0.33 Acre(s)
Acres:	0.33 Acres(s)

Income and Expenses

Gross Rental Income:	\$84,360
Insurance:	\$2,100
Utilities:	\$7,810