

Office Owner/User Investment Opportunity

609 South Breese Street, Millstadt, Illinois 62260
St. Clair County

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Property Description

Owner/User Investment Opportunity!

14,550 SF Class A Office Building. 11,400 SF Leasable. (2) Tenants currently occupy 65% of Building. 15 Miles from Downtown St. Louis.

Reduced Sale Price: \$779,000

Basic Details

Listing No:	2132
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Office - General Office
Building Size (Sqft):	14,550 Sqft.
Lot Size (Acres):	0.27 Acre(s)
Total Sqft Available:	11,400 Sqft.
Sale Price:	\$779,000
Sale Price Per Sqft:	\$54.91
NOI:	\$29,682

Square Foot Information

Building Total Sqft:	14,550 Sqft.
Total Sqft Available:	14,550 Sqft.
Office:	11,400 Sqft.
Min Divisible Sqft:	14,550 Sqft.
Max Contiguous Sqft:	14,550 Sqft.

Facility Information

Elevators:	Yes
Year Built:	2007
Class:	A
Clearance Min:	9 ft
Clearance Max:	16 ft
Exterior:	Brick / Stone
Sprinklers:	Yes
Floors:	3

Structural Data

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Income and Expenses

Gross Rental Income:	\$57,600
Insurance:	\$2,000
CAM:	\$500
Property Management:	\$2,000

Property Information

Parcel No:	12-10.0-317-013
Zoning:	Commercial
Zoning By:	City of Millstadt
Complex:	Office
TIF:	Yes
Survey:	Yes
Parking:	1/500 SF
Parking Surface Type:	Asphalt
Property Tax:	\$23,418
Tax Year:	2018

Land Measurements

Total Acres Available:	0.27 Acre(s)
Acres:	0.27 Acre(s)