

Mixed-Use Investment Property

102 South Main St, Smithton, Illinois 62285
St. Clair County

Matt Barriger

Phone: 618-973-5507

Email: mattb@barbermurphy.com



Basic Details

| | |
|-----------------------|--|
| Listing No: | 2565 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Investment, Office, Retail, Retail - Freestanding |
| Building Size (Sqft): | 5,588 Sqft. |
| Lot Size (Acres): | 0.31 Acre(s) |
| Total Sqft Available: | 5,588 Sqft. |
| Sale Price: | \$195,000 |
| Sale Price Per Sqft: | \$35.61 |
| CAP Rate: | 7.70% |
| GRM: | 6.03 |
| NOI: | \$15,420 |

Address

| | |
|----------------|------------|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | Smithton |
| Zipcode: | 62285 |
| Street Number: | 102 |
| Street: | South Main |
| Street Suffix: | St |

Property Information

| | |
|-----------------------|---------------------|
| Parcel No: | 13-33.0-210-011 |
| Zoning: | B-1 |
| Zoning By: | Village of Smithton |
| Parking: | 30 |
| Parking Surface Type: | Rock |
| Tax Year: | 2024 |

Structural Data

| | |
|--------------|----------------|
| Year Built: | 1868 |
| Rehab Year: | 1950 |
| Style: | Wood Frame |
| Roof: | Shingle & Flat |
| Exterior: | Vinyl Siding |
| Floors: | 2 |
| Total Units: | 5 |

Income and Expenses

| | |
|----------------------|----------|
| Gross Rental Income: | \$35,340 |
| Insurance: | \$3,800 |
| CAM: | \$1,164 |
| Utilities: | \$9,470 |