



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## Mixed-Use Investment Property

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

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### 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:	\$210,000
Sale Price Per Sqft:	\$37.58
CAP Rate:	8.60%
GRM:	6.03
NOI:	\$18,209

### 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
Property Tax:	\$2,697

### Structural Data

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

Tax Year:

2021

## Income and Expenses

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