

Investment Opportunity

975 East Edwardsville Road, Wood River, Illinois 62095
Madison County

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Basic Details

Listing No:	2701
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office
Building Size (Sqft):	1,976 Sqft.
Lot Size (Acres):	0.66 Acre(s)
Total Sqft Available:	1,976 Sqft.
Sale Price:	\$164,995
Sale Price Per Sqft:	\$83.50
CAP Rate:	9.80%
NOI:	\$16,260

Address

Country:	US
State:	IL
County:	Madison
City:	Wood River
Zipcode:	62095
Street Number:	975
Street:	East Edwardsville Road

Property Information

Parcel No:	19-1-08-22-20-401-012
Zoning:	B3
Parking:	20
Property Tax:	\$3,076
Tax Year:	2023

Structural Data

Year Built:	1960
Class:	C
Clearance Max:	8 ft
Exterior:	Brick
Floors:	1

Land Measurements

Acres:	0.66 Acre(s)
Frontage:	100 ft

