

## Investment Opportunity - Fully Leased Office/Retail Building

620 Lincoln Highway, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	309
Sale Or Lease:	For Sale
Property Type(s):	Investment
Building Size (Sqft):	13,144 Sqft.
Lot Size (Acres):	1.03 Acre(s)
Sale Price:	\$2,200,000
CAP Rate:	6.29%
GRM:	10.60
NOI:	\$138,362

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	620
Street:	Lincoln Highway

### Square Foot Information

Building Total Sqft:	13,144 Sqft.
Total Sqft Available:	13,144 Sqft.
Retail:	13,144 Sqft.

### Facility Information

Elevators:	Yes
Heating:	Forced Air
Cooling:	Forced Air

### Property Information

Parcel No:	03-27.0-305-002/003
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### Structural Data

Year Built:	1990
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Zoning:	PB- Planned Business
Zoning By:	Fairview Heights
Parking:	100
Property Tax:	\$28,719.64
Traffic Count:	18,600

Rehab Year:	1991
Roof:	TPO
Floors:	2

## Transportation

Interstate:	I-64
Airport:	St. Louis Int - 26.8 Miles

## Income and Expenses

Gross Rental Income:	\$207,636
Insurance:	\$16,517
Utilities:	\$967
Property Management:	\$1,916