

Investment Opportunity - Fully Leased Office Building

404 West Bethalto, Bethalto, Illinois 62010
Madison County

John L. Eichenlaub
Phone: 618-570-8344
Email: johne@barbermurphy.com



Basic Details

Listing No:	2801
Sale Or Lease:	For Sale
Property Type(s):	Investment
Building Size (Sqft):	2,680 Sqft.
Sale Price:	\$398,000
Sale Price Per Sqft:	\$148.51
CAP Rate:	6.60%
GRM:	9.70
NOI:	\$26,128.82

Address

Country:	US
State:	IL
County:	Madison
City:	Bethalto
Zipcode:	62010
Street Number:	404
Street:	West Bethalto

Square Foot Information

Building Total Sqft:	2,680 Sqft.
----------------------	-------------

Property Information

Parcel No:	19-2-08-12-11-201-038
Zoning:	GC
Parking:	15
Parking Surface Type:	Asphalt
Tax Year:	8577.08
Topography:	Flat

Structural Data

Year Built:	1986
Rehab Year:	2003
Exterior:	Brick
Floors:	2

Transportation

Interstate:	I-255
Airport:	STL Airport (20 Miles)

Land Measurements

Acres:	0.30 Acre(s)
Frontage:	60 ft
Depth:	130 ft

Income and Expenses

Gross Rental Income:	\$41,058
Insurance:	\$1,517
CAM:	\$4,453.46