

NNN Investment Opportunity in Edwardsville, IL

8 Sunset Hills Professional Park, Edwardsville, Illinois 62025
Madison County

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Basic Details

Listing No:	2814
Sale Or Lease:	For Sale
Property Type(s):	Investment
Building Size (Sqft):	5,038 Sqft.
Lot Size (Acres):	0.50 Acre(s)
Sale Price:	\$2,015,200
Sale Price Per Sqft:	\$400
CAP Rate:	6.50%
NOI:	\$130,988

Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	8
Street:	Sunset Hills Professional Park

Square Foot Information

Building Total Sqft:	5,038 Sqft.
Total Sqft Available:	5,038 Sqft.

Facility Information

Heating:	YES
Cooling:	YES

Property Information

Parcel No:	14-2-15-28-01-104-007/00 8/011/012
Zoning:	B-2

Structural Data

Year Built:	1995
Rehab Year:	2024

Complex:	Sunset Hills Professional Centre
Parking:	Exposed
Parking Surface Type:	Concrete
Property Tax:	\$34,028

Class:	A
Clearance Min:	8 ft
Clearance Max:	10 ft
Roof:	Shingle
Exterior:	Brick
Floors:	1

Land Measurements

Frontage:	135 ft
Depth:	145 ft

Income and Expenses

Gross Rental Income:	\$130,988
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