

## Self Storage Investment Opportunity

422 South Madison St, Lebanon, Illinois 62254  
St. Clair County

**Carter Marteeny - CCIM**

Phone: 618-304-3917

Email: carterm@barbermurphy.com



### Basic Details

Listing No:	2932
Sale Or Lease:	For Sale
Property Type(s):	Investment
Sale Price:	\$425,000
CAP Rate:	8.60%
NOI:	\$36,332

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Lebanon
Zipcode:	62254
Street Number:	422
Street:	South Madison
Street Suffix:	St

### Property Information

Parcel No:	05-19.0-428-016
Zoning:	B2
Property Tax:	\$7,417

### Structural Data

Year Built:	2002
Roof:	Metal
Exterior:	Metal
Total Units:	99

### Land Measurements

Acres:	0.63 Acre(s)
Frontage:	50 ft
Depth:	340 ft

### Income and Expenses

Gross Rental Income:	\$50,344
Insurance:	\$1,410
Utilities:	\$1,185

