

Fully Leased Investment Property

5036 North Illinois, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

Listing No:	2973
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office
Building Size (Sqft):	4,000 Sqft.
Lot Size (Acres):	0.40 Acre(s)
Total Sqft Available:	4,000 Sqft.
Sale Price:	\$525,000
Sale Price Per Sqft:	\$131.25
CAP Rate:	9.25%
NOI:	\$48,539

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	5036
Street:	North Illinois

Square Foot Information

Building Total Sqft:	4,000 Sqft.
Office:	4,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Facility Information

Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	03-34.0-311-002
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Structural Data

Year Built:	2010
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Zoning:	B-3 Community Business
Zoning By:	Fairview Heights
Complex:	Lakeview Commons
Parking:	20
Parking Surface Type:	Asphalt
Property Tax:	\$11,224.22
Tax Year:	2023
Traffic Count:	23,600

Rehab Year:	2022
Class:	B
Clearance Min:	7 ft
Clearance Max:	10 ft
Roof:	Shingle
Exterior:	Wood Frame, Brick

Land Measurements

Acres:	0.40 Acre(s)
Frontage:	165 ft
Depth:	125 ft

Income and Expenses

Gross Rental Income:	\$65,991
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