

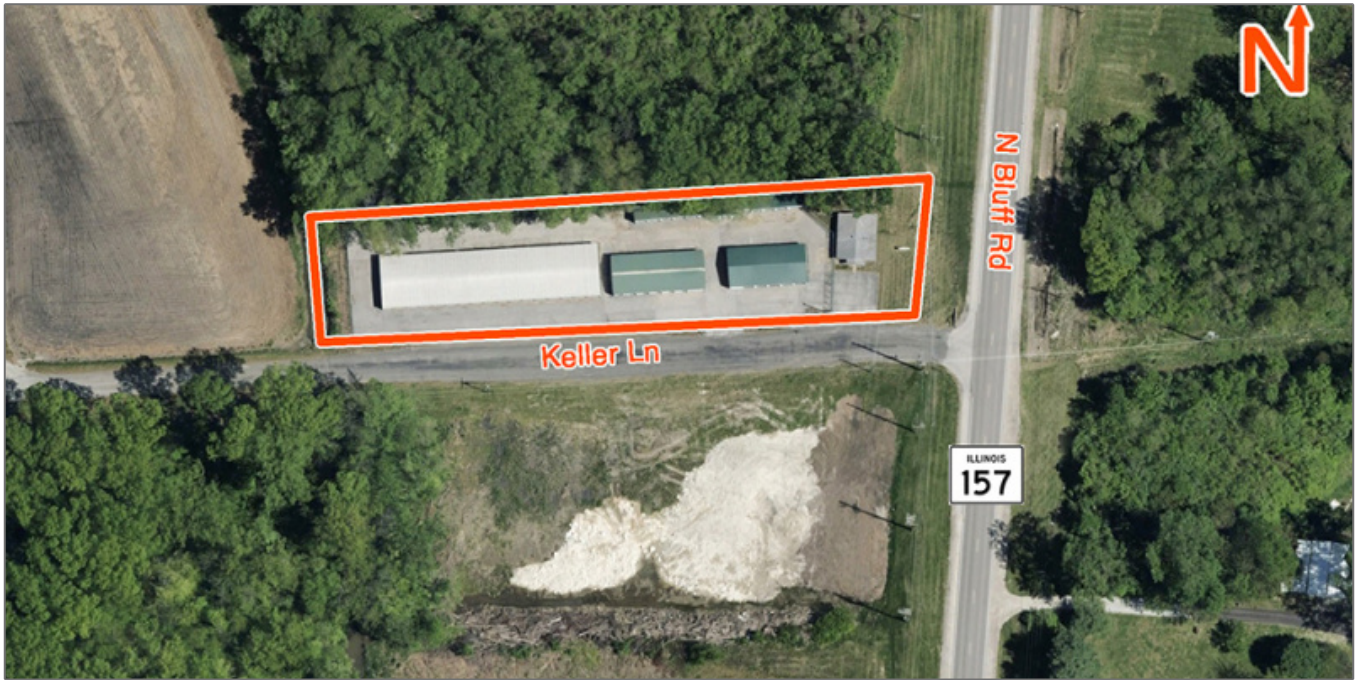
## High-Occupancy Self-Storage Investment for Sale

1445 North Bluff Rd, Collinsville, Illinois 62234  
Madison County

**Carter Marteeny - CCIM**

Phone: 618-304-3917

Email: carterm@barbermurphy.com



### Basic Details

Listing No:	3035
Sale Or Lease:	For Sale
Property Type(s):	Investment
Lot Size (Acres):	1.31 Acre(s)
Sale Price:	\$700,000
Sale Price Per Sqft:	\$54.37
CAP Rate:	7.50%
GRM:	8.31
NOI:	\$52,484

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	1445
Street:	North Bluff
Street Suffix:	Rd

### Property Information

Parcel No:	13-1-21-08-00-000-006
Zoning:	BP3
Prior Use:	Self Storage
Property Tax:	\$8,150.24
Tax Year:	2023
Traffic Count:	7,000
Topography:	Flat

### Land Measurements

Acres:	1.31 Acre(s)
Frontage:	110 ft
Depth:	485 ft

## Utility Information

Water Provider:	City
Water Provider Location:	On Site
Sewer Provider:	City
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

## Income and Expenses

Gross Rental Income:	\$84,218
----------------------	----------