

Value-Add Investment Property

10304 Lincoln Trail, Fairview Heights, Illinois 62208
St. Clair County

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Basic Details

Listing No:	3021
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail
Building Size (Sqft):	2,400 Sqft.
Sale Price:	\$220,000
Sale Price Per Sqft:	\$91.67
CAP Rate:	7.65%
GRM:	6.27
NOI:	\$16,826

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	10304
Street:	Lincoln Trail

Square Foot Information

Building Total Sqft:	2,400 Sqft.
Min Divisible Sqft:	2,400 Sqft.
Max Contiguous Sqft:	2,400 Sqft.

Property Information

Parcel No:	03-28.0-300-044
Zoning:	B-3 Community Business
Prior Use:	Salon
TIF:	Yes
Enterprise Zone:	Yes
Parking:	12
Parking Surface Type:	Asphalt
Property Tax:	\$5,496

Tax Year:	2023
Traffic Count:	14,300

Structural Data

Year Built:	1974
Rehab Year:	2022
Clearance Min:	8 ft
Clearance Max:	9 ft
Exterior:	Mixed/Stucco
Floors:	2
Total Units:	5

Land Measurements

Acres:	0.22 Acre(s)
Frontage:	50 in
Depth:	190 in