

## Investment Opportunity - Absolute NNN Lease

129 Corporate Dr, Swansea, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	3198
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Retail
Building Size (Sqft):	11,200 Sqft.
Lot Size (Acres):	2.02 Acre(s)
Sale Price:	\$1,600,000
Sale Price Per Sqft:	\$142.86
CAP Rate:	8.30%
NOI:	\$132,920

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	129
Street:	Corporate
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	11,200 Sqft.
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### Property Information

Parcel No:	08-03.0-112-001
Zoning:	Hwy Business
Zoning By:	Swansea
Tax Year:	2024

### Structural Data

Year Built:	2007
Rehab Year:	2012

### Land Measurements

Acres:	2.02 Acre(s)
Frontage:	197 ft

Depth:

477 ft

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