

## Investment Opportunity: Multi-Tenant Property

101-115 E Clay St, Collinsville, Illinois 62234  
Madison County

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### Basic Details

Listing No:	3240
Sale Or Lease:	For Sale
Property Type(s):	Investment
Building Size (Sqft):	20,755 Sqft.
Lot Size (Acres):	0.94 Acre(s)
Sale Price:	\$2,750,000
Sale Price Per Sqft:	\$203.64
CAP Rate:	6.80%
NOI:	\$187,458

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	101-115
Street:	E Clay
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	20,755 Sqft.
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### Property Information

Parcel No:	13-2-21-33-08-202-010, 13-2-21-33-08-202-013, 13-2-21-33-08-202-011, 13-2-21-33-08-202-013.00 1
Zoning:	Planned Uptown Collinsville District
Parking:	20
Parking Surface Type:	Concrete
Tax Year:	2025

Traffic Count:

3,950

## Structural Data

Year Built:	1930
Rehab Year:	2022
Clearance Min:	10 ft
Clearance Max:	16 ft
Exterior:	Brick, Masonry, Stone

## Utility Information

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

## Income and Expenses

Insurance:	\$31,561
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## Land Measurements

Acres:	0.94 Acre(s)
Frontage:	329 ft

## Transportation

Interstate:	55/70 2 miles North
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