

## Sasak Plaza | Investment Opportunity

3315-3323 Mississippi Ave, Cahokia Heights, Illinois 62206  
St. Clair County

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### Basic Details

Listing No:	1043
Sale Or Lease:	For Sale
Property Type(s):	Investment
Building Size (Sqft):	15,225 Sqft.
Total Sqft Available:	8,770 Sqft.
Sale Price:	\$1,200,000
Sale Price Per Sqft:	\$78.82

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	3315-3323
Street:	Mississippi
Street Suffix:	Ave
Building Name:	Sasak Plaza

### Square Foot Information

Building Total Sqft:	15,225 Sqft.
Total Sqft Available:	8,770 Sqft.
Direct Lease:	8,770 Sqft.
Min Divisible Sqft:	1,570 Sqft.
Max Contiguous Sqft:	4,500 Sqft.

### Property Information

Parcel No:	01-35.0-102-003/006
Zoning:	B-2, Commercial Business
Zoning By:	Cahokia
Complex:	Sasak Plaza
Parking:	40
Parking Surface Type:	Asphalt
Tax Year:	2023
Traffic Count:	20,100

## Structural Data

Year Built:	1983
Rehab Year:	2023
Clearance Min:	10 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Frontage:	327 ft
Depth:	1,240 ft

## Utility Information

Sewer Provider Service:	City Served
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois