

## 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: | 7,200 Sqft.  |
| Sale Price:           | \$1,150,000  |
| CAP Rate:             | 9%           |
| NOI:                  | \$107,027    |

### 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: | 7,200 Sqft.  |
| Direct Lease:         | 7,200 Sqft.  |
| Office:               | 2,850 Sqft.  |
| Min Divisible Sqft:   | 1,650 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                  |
| Property Tax:         | \$20,553.34              |
| Traffic Count:        | 20,100                   |

## Structural Data

|             |       |
|-------------|-------|
| Year Built: | 1983  |
| Rehab Year: | 2023  |
| Exterior:   | Brick |
| Floors:     | 1     |

## Land Measurements

|           |        |
|-----------|--------|
| Frontage: | 327 ft |
| Depth:    | 200 ft |

## Income and Expenses

|                      |           |
|----------------------|-----------|
| Gross Rental Income: | \$132,180 |
| Insurance:           | \$4,600   |