

FOR SALE

INVESTMENT OPPORTUNITY

102 South Main St., Smithton, IL 62285



- Mixed-Use Investment Property for Sale
- Fully Leased
- Upgrades Throughout

SALE PRICE: \$210,000

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



Listing No: 2565

Mixed-Use Investment

Total Units: 5

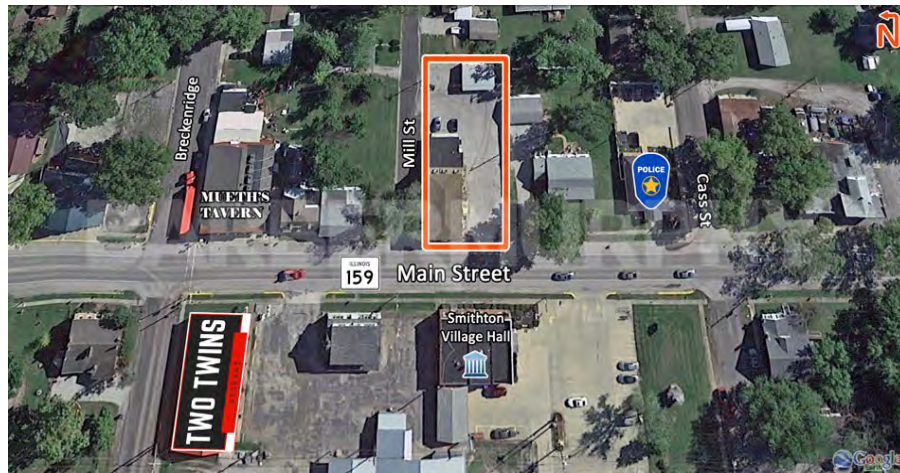
102 South Main Street
Smithton, IL 62285

SALE INFORMATION:

For Sale: Yes
Sale Price: \$210,000
Sale Price/SF: \$37.58
CAP Rate: 8.60%
GRM: 6.03
NOI: \$18,209

PROPERTY INFORMATION:

Parcel No: 13-33-.0-210-011
County: St. Clair
Zoning: B-1
Zoning By: Smithton
Complex:
Acres: 0.31
Property Tax: \$2,697.00
Tax Year: 2021



STRUCTURAL DATA:

Year Built: 1868
Rehab Year: 1950
Floors: 2
Roof: Shingle & Flat
Exterior:

FACILITY INFORMATION

Elevator: No
Heating: Yes
Cooling: Yes
Parking: 30
Surface Type: Rock

INCOME

Gross Rental Income \$35,340.00
 Gross Other Income
Total Income \$35,340.00

EXPENSES:

Property Taxes \$2,697.00
 Insurance \$3,800.00
 CAM \$1,164.00
 Utilities \$9,470.00
 Property Management
Total Expenses \$17,131.00

NOI

\$18,209.00

Property Amenities

Unit Amenities

Comments

Mixed use investment property consisting of 1 commercial tenant, 3 apartments (2-1 bedroom & 1 studio) and 1 single-family (1-bedroom). All situated on one parcel, located on the North/South thoroughfare of Illinois 159. Updates throughout.

Listing Broker(s)

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