

Net Lease Investment Offering

4017 IL Route 159, Smithton, IL 62285



BARBERMURPHY

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Property Summary

True NNN Investment
Fully Leased Medical Office Building
Currently Leased to BJC Medical Group
and Apex Physical Therapy

SALE PRICE: \$1,400,000

NOI: \$118,972

CAP Rate: 8.49%



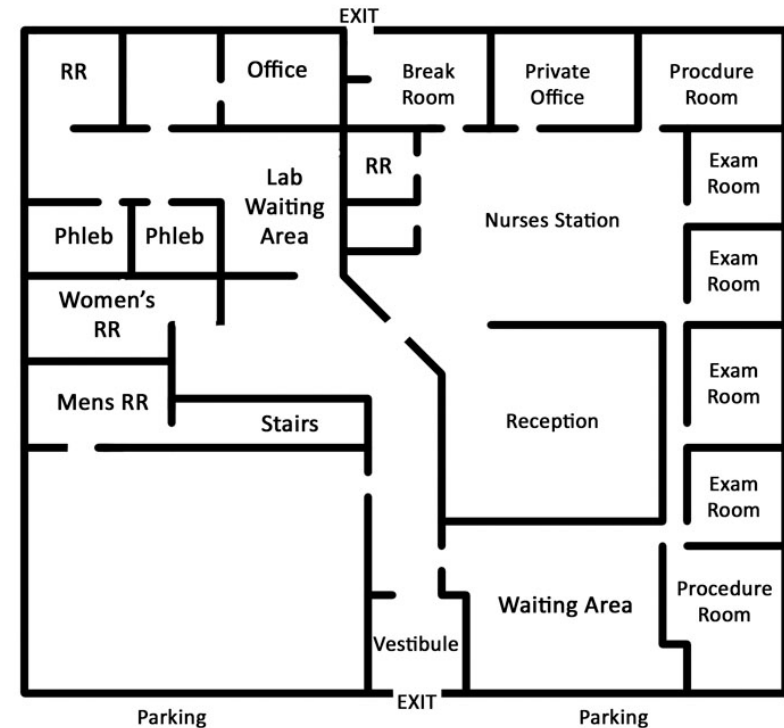


AERIAL VIEW

IMAGES



FLOOR PLAN



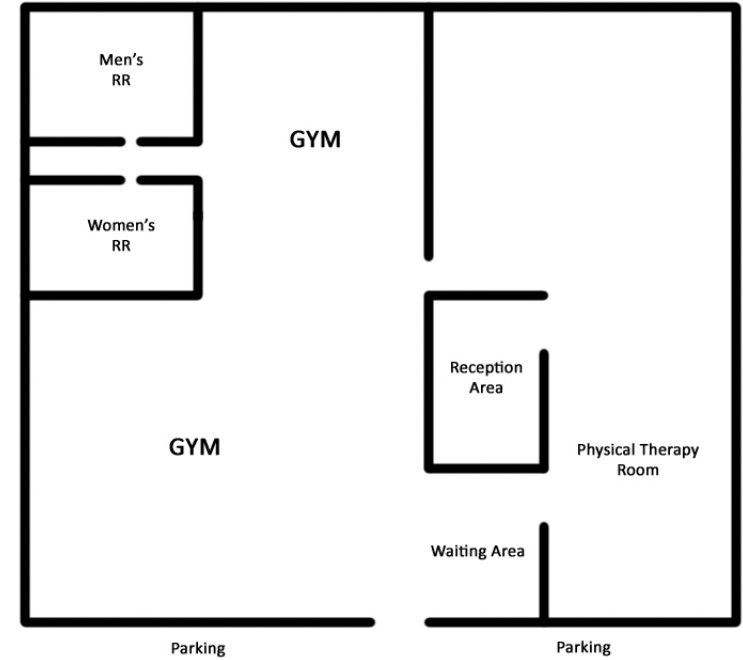
2,800 SF Leased to BJC Medical Group
Waiting Area, Reception Area, Nurses Station, 4
Exam Rooms, 2 Procedure Rooms, Private Office,
Break Room and Restroom

700 SF Leased to Memorial Hospital Laboratory
Waiting Area, Reception Area, Private Office and
Restroom, 2 Lab Rooms

IMAGES



FLOOR PLAN



3,304 SF Currently Leased to Apex Physical Therapy

Waiting Area, Reception Area, Physical Therapy Room, Gym and Male/Female Restrooms

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PROPERTY HIGHLIGHTS

7,410 SF Class B, ADA Compliant, Medical Office Building with 4,500 SF Basement – Sprinkled. Building is situated on a 0.86 Acre Lot. Built in 2006; Rehabbed in 2009. Common Area Male/Female Restrooms on BJC Side. BJC Side is also equipped with a backup generator.

Building is Fully Leased:

2,800 SF Leased to BJC Medical Group

3,304 SF Leased to Apex Physical Therapy

700 SF Leased to Memorial Hospital Laboratory

Asphalt Parking Lot accommodates up to 40+ Vehicles.

Listing No: 2226

Investment / Medical Office

Total Units: 1

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Smithton, IL 62285

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$1,400,000
 Sale Price/SF: \$188.93
 CAP Rate: 8.49%
 GRM:
 NOI: \$118,972

PROPERTY INFORMATION:

Parcel No: 13-28.0-206-010
 County: St. Clair
 Zoning: Commercial B-1
 Zoning By: Smithton
 Complex:
 Acres: 0.82
 Property Tax: \$20,887 (tenants pay)
 Tax Year: 2018



STRUCTURAL DATA:

Year Built: 2006
 Rehab Year: 2009
 Floors: 1
 Roof: Shingle
 Exterior: Brick and Vinyl

FACILITY INFORMATION

Elevator: No
 Heating: Yes
 Cooling: Yes
 Parking:
 Surface Type: Asphalt

INCOME

Gross Rental Income \$118,972.00
 Gross Other Income
Total Income \$118,972.00

Property Amenities

Unit Amenities

Comments

Investment Opportunity Fully Leased, one story 7,410 SF Medical office building, 2,800 SF leased to a medical group, 3,304 SF leased to physical therapy and 700 SF leased to medical laboratory. Building has a 4,500 SF basement that is sprinkled, back up electrical generator. 40+ parking spaces, asphalt lot. Full Net Lease.

EXPENSES:

Property Taxes Tenant
 Insurance Tenant
 CAM
 Utilities Tenant
 Property Management
Total Expenses \$0.00

Listing Broker(s)

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