

Investment Opportunity Fully Occupied Office Building

22 Professional Park Dr., Maryville, IL 62062



BARBERMURPHY

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Property Summary

Investment Opportunity

Fully Leased 3,500 SF Office Building

Located in Maryville Professional Park

Private Parking

Convenient access to multiple Interstates

REDUCED SALE PRICE: \$399,000

CAP Rate: 8%

AREA MAP & IMAGES



Listing No: 2352

Investment

Total Units:

1

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SALE INFORMATION:

For Sale: Yes
 Sale Price: \$399,000
 Sale Price/SF: \$114.00
 CAP Rate: 8.00%
 GRM:
 NOI: \$33,810

PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-401-031
 County: Madison
 Zoning: B-2
 Zoning By: Maryville
 Complex: Professional Park, Maryville
 Acres: 0.32
 Property Tax: \$7,995.00
 Tax Year: 2020



STRUCTURAL DATA:

Year Built: 2000
 Rehab Year:
 Floors: 1
 Roof:
 Exterior: Brick

FACILITY INFORMATION

Elevator: No
 Heating: Yes
 Cooling: Yes
 Parking: 7 + common
 Surface Type: Asphalt

INCOME

Gross Rental Income \$45,240.00
 Gross Other Income \$0.00
Total Income \$45,240.00

EXPENSES:

Property Taxes \$7,995.00
 Insurance \$1,500.00
 CAM \$1,900.00
 Utilities \$35.00
 Property Management \$0.00
Total Expenses \$11,430.00

Property Amenities

Unit Amenities

Comments

2 tenants, one lease expires in April 2025, 2nd tenant has leased since 2000, and after initial lease term has been on month to month lease. tenants are a Dr and Edward Jones. 3,500 sf building with 2 suites. private parking lot, full basement with 9' ceilings. Located minutes from I-270 and good access to I-55 and I-255. great investment opportunity.
 Cam- \$400 yrly, Ins- \$1,500 yrly, Trash- \$35 Mo, Taxes-\$8,000., Grass/snow-\$1,500 yrly

Listing Broker(s)

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NOI

\$33,810.00