

# For Sale > Industrial Investment

5111 Lake Terrace, Mt. Vernon, IL 62864

SALE PRICE: \$875,000  
CAP RATE: 9.89% NOI: \$86,556



## PROPERTY SUMMARY

16,800 SF Office/Warehouse Investment Property. Tenant has occupied the building for 15+ years. Located 2 Miles from the I-64 & I-57 Interchange.

**BARBERMURPHY**

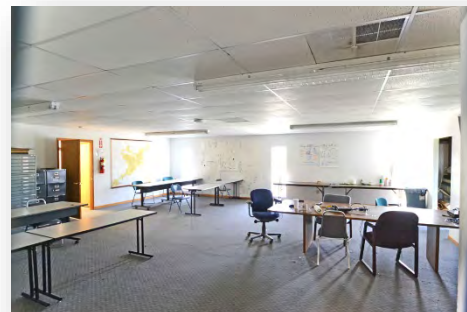
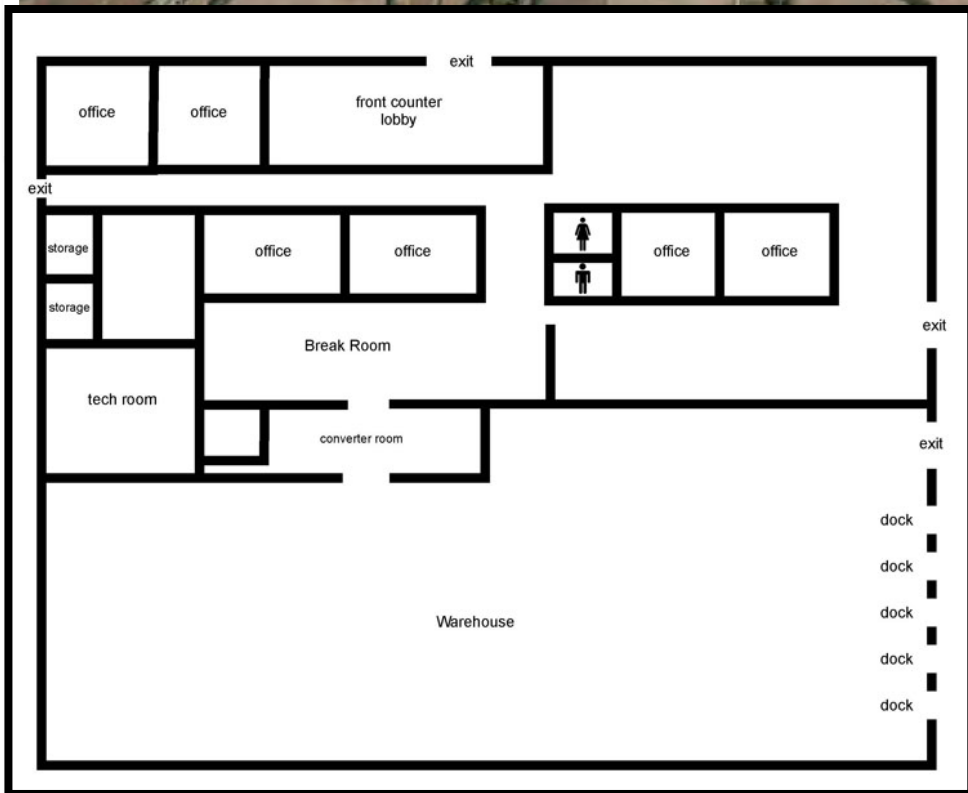
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Steve Zuber – SIOR, CCIM  
C: 314.409.7283  
[Steve@barbermurphy.com](mailto:Steve@barbermurphy.com)

James Leopold - CCIM  
C: 618.581.1702  
[JamesL@barbermurphy.com](mailto:JamesL@barbermurphy.com)









**Listing No:** 2407

**Charter Mt. Vernon Investment**

**Industrial**

5111 Lake Terrace  
Mt. Vernon, IL 62864

**Total Units:**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$875,000  
**Sale Price/SF:** \$52.08  
**CAP Rate:** 9.89%  
**GRM:**  
**NOI:** \$86,556

**PROPERTY INFORMATION:**

**Parcel No:** 06-27-276-010  
**County:** Jefferson  
**Zoning:** General Industrial  
**Zoning By:** City of Mt. Vernon  
**Complex:** Warehouse/office  
**Acres:** 4.56  
**Property Tax:** \$10,943.68  
**Tax Year:** 2019



**STRUCTURAL DATA:**

**Year Built:** 1998  
**Rehab Year:** 2018  
**Floors:** 2  
**Roof:** Metal  
**Exterior:** Metal

**FACILITY INFORMATION**

**Elevator:** N/A  
**Heating:** Yes  
**Cooling:** Offices  
**Parking:**  
**Surface Type:** Asphalt

**INCOME**

Gross Rental Income \$105,000.00  
Gross Other Income  
**Total Income \$105,000.00**

**Property Amenities**

**Unit Amenities**

**Comments**

Long term tenant Charter Spectrum leasing building. Recently resigned a 5 year lease.  
Net Net lease, Owner pays taxes.

**EXPENSES:**

Property Taxes \$10,943.68  
Insurance  
CAM \$7,500.00  
Utilities  
Property Management  
**Total Expenses \$18,443.68**

**Listing Broker(s)**

Steve Zuber SIOR, CCIM  
Office: (618) 277-4400  
steve@barbermurphy.com  
Cell: (314) 409-7283

James Leopold CCIM  
Office: (618) 277-4400  
jamesl@barbermurphy.com  
Cell: (618) 581-1702

**NOI**

**\$86,556.32**