

4,530 SF Religious Facility for Sale

2200 Camp Jackson Rd., Cahokia, IL 62206



BARBERMURPHY

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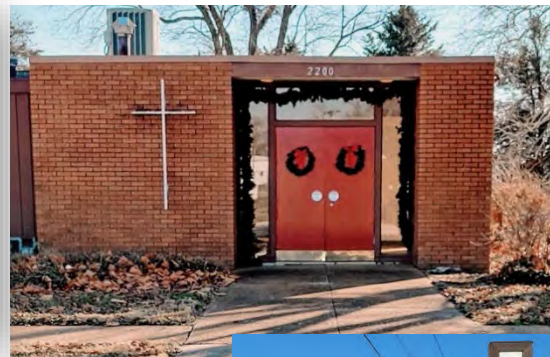
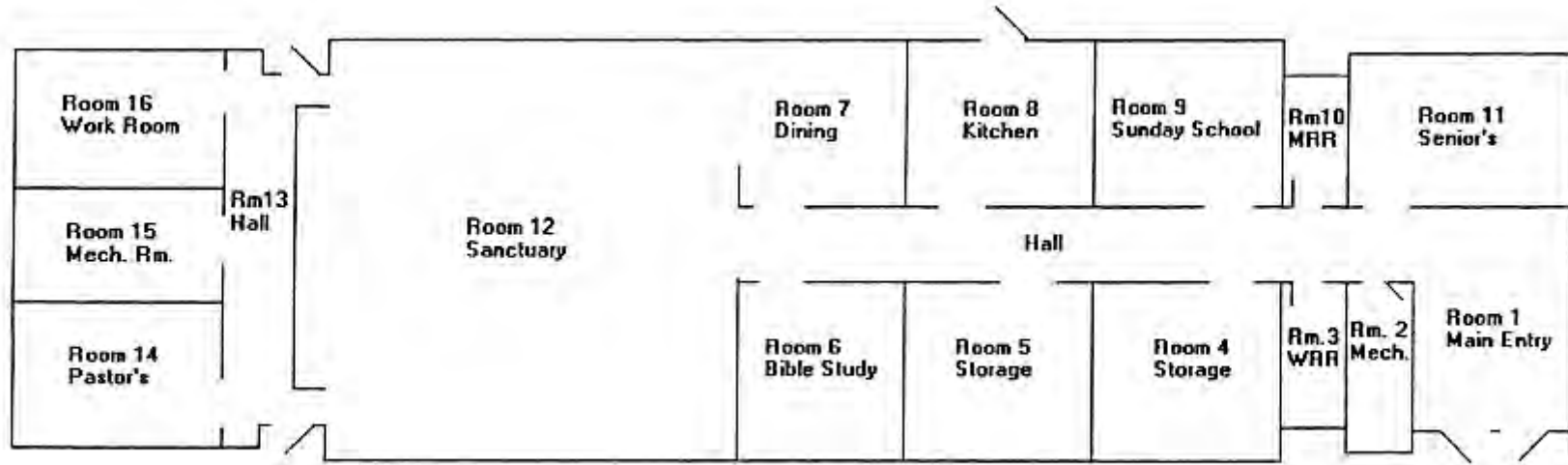
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

4,530 SF building has been a church since being built in the early 1960's
Sanctuary, 7 study/work rooms, 2 restrooms, kitchen, zoned HVAC, 2 mechanical rooms
2.72 acres with 380' of frontage on IL State Route 157
Near I-255, minutes from St. Louis

SALE PRICE: \$145,000



Listing No: 2498

Specialty

Church

2200 Camp Jackson Road
Cahokia, IL 62236**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$145,000
 Sale Price/SF: \$32.00
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:**Comments**

The 4530 SF building has been a church since being built in the early 1960's: Sanctuary, 7 study/work rooms, 2 restrooms, kitchen, zoned HVAC 2 mech rooms. 2.72 acres with 380 feet of frontage on State Route 157 near I 255. Minutes from St. Louis. Last service to be January 2, 2022.

Total SF Available: 4,530 SF
 Min Divisible SF: 4,530 SF

SQUARE FOOT INFO:

Building Total: 4,530 SF
 Total Available: 4,530 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 4,530 SF
 Retail: 4,530 SF
 Min Divisible: 4,530 SF
 Max Contiguous: 4,530 SF

LAND MEASUREMENTS:

Acres: 2.72
 Frontage: 379 FT
 Depth: 382 FT

PROPERTY INFORMATION:

Parcel No:	06-12.0-403-015	TIF:	No	Parking:	50 spaces
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Gravel
Zoning:	B3	Survey:	No	Traffic Count:	8,250
Zoning By:	Cahokia Heights	Environmental:	No	Property Tax:	\$0.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Church				

**STRUCTURAL DATA:**

Year Built: 1962 Clearance Min: Exterior: Wood and Brick
 Rehab Year: Clearance Max: Bay Spacing:
 Floors: 1 Floor Drains: Sprinklers:
 Class:

Listing Broker(s)

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