

FOR
SALE

Value Add Investment Opportunity

201 East Harnett Street, Mascoutah, IL 62258



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP



PROPERTY SUMMARY

- 9% Cap Rate
- Multi-Tenant Retail/Warehouse Building
- 2 Leased Retail/Office Space
- 1 Vacant Bay
- Excellent Access to I-64

Sale Price: \$650,000

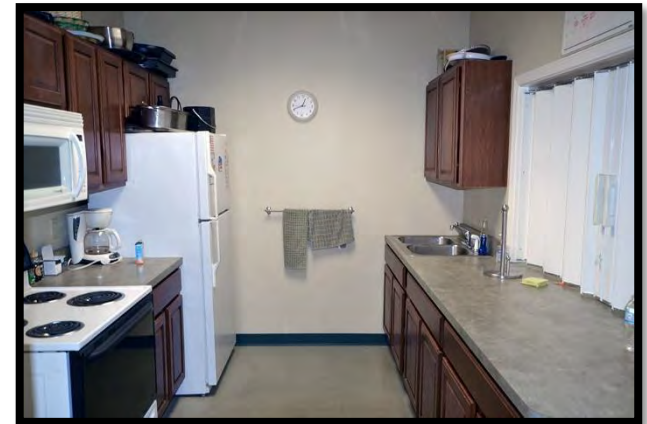
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Warehouse



PROPERTY INFORMATION

- 5,458 SF of Vacant Space
- 3 Phase Power
- 2 Loading Docks
- 2- 14 ft Overhead Doors



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Listing No: 2600

Multifamily

Total Units:

201 E. Harnette
Mascoutah, IL 62258

SALE INFORMATION:

For Sale: Yes
Sale Price: \$650,000
Sale Price/SF: \$37.02
CAP Rate: 9.00%
GRM:
NOI: \$57,566

PROPERTY INFORMATION:

Parcel No: 10-29.0-302-020
County: St. Clair
Zoning: GC
Zoning By: Mascoutah
Complex:
Acres: 1.48
Property Tax: \$23,986.00
Tax Year: 2021



STRUCTURAL DATA:

Year Built: 2003
Rehab Year:
Floors: 1
Roof:
Exterior: brick combo, metal

FACILITY INFORMATION

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

INCOME

Gross Rental Income \$107,741.00
Gross Other Income
Total Income \$107,741.00

Property Amenities

Unit Amenities

Comments

17,558 sq ft Multi-use property. Office retail consists of 3 bays totaling 4,600 Sq ft. These bays are occupied by a restaurant, dog groomer (has 10' overhead door), and vacant office. 7,500 sq feet leased as meat processing plant. The remaining space is 5458 sq foot of warehouse with a 1,800 sq foot office area (this is the empty bay in front.). The office includes reception area, 4 private offices, conference room, mechanical room, kitchenette, and restroom. The warehouse contains 2 loading docks, 2- 14' overhead doors, and a ceiling height of 16' at the peak. Refrigeration part of the meat processing plant is not included in the sale.

EXPENSES:

Property Taxes \$23,986.00
Insurance \$4,390.00
CAM \$12,900.00
Utilities \$3,512.00
Property Management \$5,387.00
Total Expenses \$50,175.00

Listing Broker(s)

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NOI

\$57,566.00

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