

# NNN INDUSTRIAL INVESTMENT PROPERTY

12086 IL Hwy 148, Mt. Vernon, IL 62864

FOR  
SALE



- NNN Investment Opportunity - 5 year NNN Lease started on 10/1/22 with 3 year option in place.
- Extra land may allow buyer to sell off or develop for additional lease opportunities.
- Lease details are available upon request.

SALE PRICE: \$1,250,000  
CAP RATE: 7.6%

**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.

# AREA MAP & IMAGES





Listing No: 2633

Industrial Investment

Total Units: 1

12086 Illinois Hwy 148  
Mt. Vernon, IL 62864**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$1,250,000  
 Sale Price/SF: \$74.40  
 CAP Rate: 7.60%  
 GRM:  
 NOI: \$95,000

**PROPERTY INFORMATION:**

Parcel No: 11-06-351-025  
 County: Jefferson  
 Zoning: Commercial  
 Zoning By: City of Mt. Vernon  
 Complex:  
 Acres: 7.00  
 Property Tax: \$8,015.00 (tenant pays monthly)  
 Tax Year: 2022

**STRUCTURAL DATA:**

Year Built: 1990  
 Rehab Year: 2015  
 Floors: 1  
 Roof: Screw down metal  
 Exterior: metal

**FACILITY INFORMATION**

Elevator: No  
 Heating: Gas in both office and warehouse  
 Cooling: Yes, in office  
 Parking:  
 Surface Type: gravel

**INCOME**

Gross Rental Income \$103,015.00  
 Gross Other Income  
**Total Income \$103,015.00**

**EXPENSES:**

Property Taxes \$8,015.00  
 (tenant pays monthly)  
 CAM  
 Utilities  
 Property Management  
**Total Expenses \$8,015.00**

**NOI \$95,000.00**

Property Amenities

Unit Amenities

**Comments**

Building is in very good shape with 2 docks and 2 drive-in's. 5 year NNN lease that started on 10/1/22 with 3 year option is in place. Extra land may allow buyer to sell off or develop other lease opportunity. Lease details are available upon request.

**Listing Broker(s)**

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