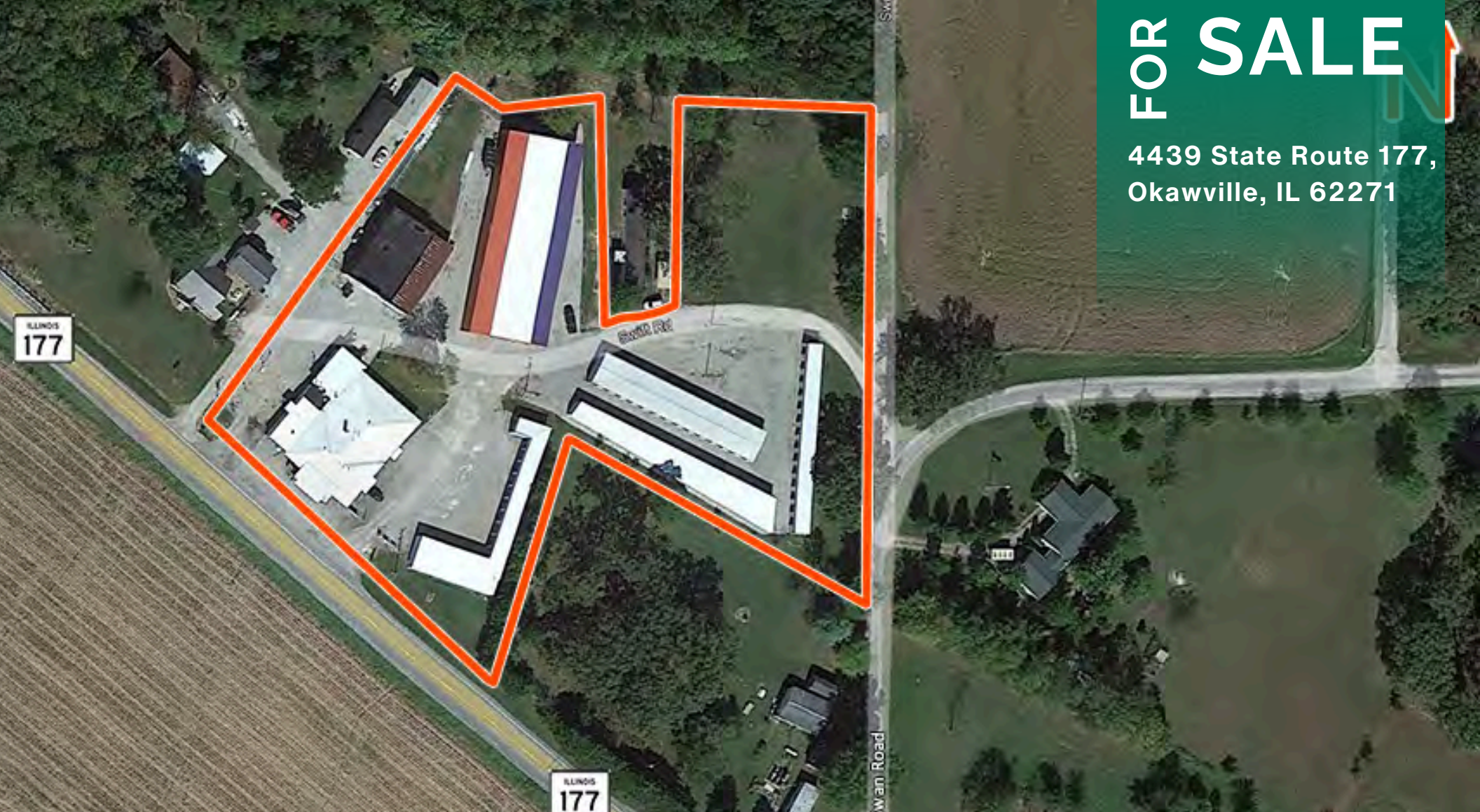


# FOR SALE

4439 State Route 177,  
Okawville, IL 62271



**VALUE ADD: 88 STORAGE FACILITY,  
INDOOR STORAGE, BAR/GRILL & RESIDENCE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

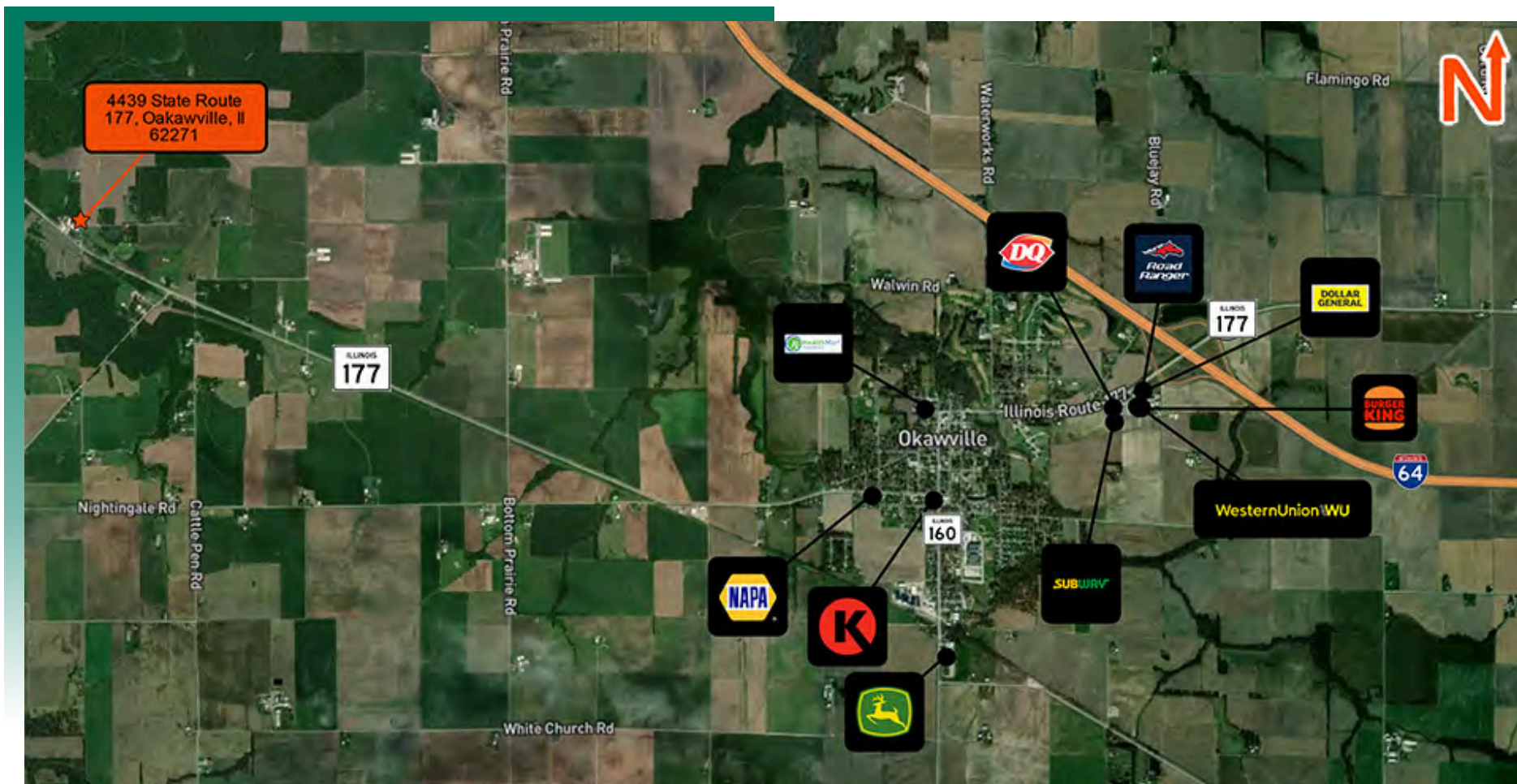
**John L. Eichenlaub**  
Managing Broker  
Cell: (618) 570-8344  
johne@barbermurphy.com



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

4439 Illinois 177, Okawville, IL 62271



## LOCATION OVERVIEW

Muti-use property consisting of 88 mini storage units, 9,600 SF metal shed W/ 14' sliding door (vehicle storage), workshop , The Storage tavern bar and grill and living quarters. Land available to build additional storage units. Cap rate based on 15% expenses for self-storage units only. All other buildings priced at building value as if there is no income. Personal storage units are currently 80% leased.

 88 UNITS	 I-64
 PARKING 60 SPACES	 Exit 41

# PROPERTY PHOTOS

4439 State Route 177, Okawville, IL 62271



STORAGE UNITS



STORAGE UNITS



STORAGE UNITS

# PROPERTY PHOTOS

4439 State Route Illinois 177, Okawville, IL 62271

POLE BARN



INTERIOR POLE BARN



# PROPERTY PHOTOS

4439 State Route 177, Okawville, IL 62271



STORAGE BUILDING



INTERIOR STORAGE BUILDING

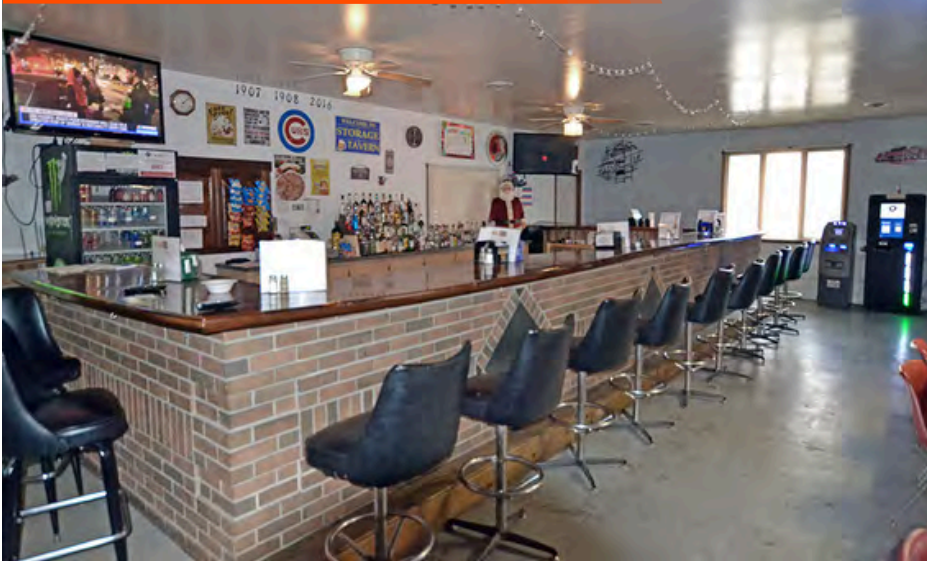


REAR STORAGE BUILDING

# PROPERTY PHOTOS

4439 State Route 177, Okawville, IL 62271

BAR



ICE MACHINE & COOLER



PATIO AREA



KITCHEN



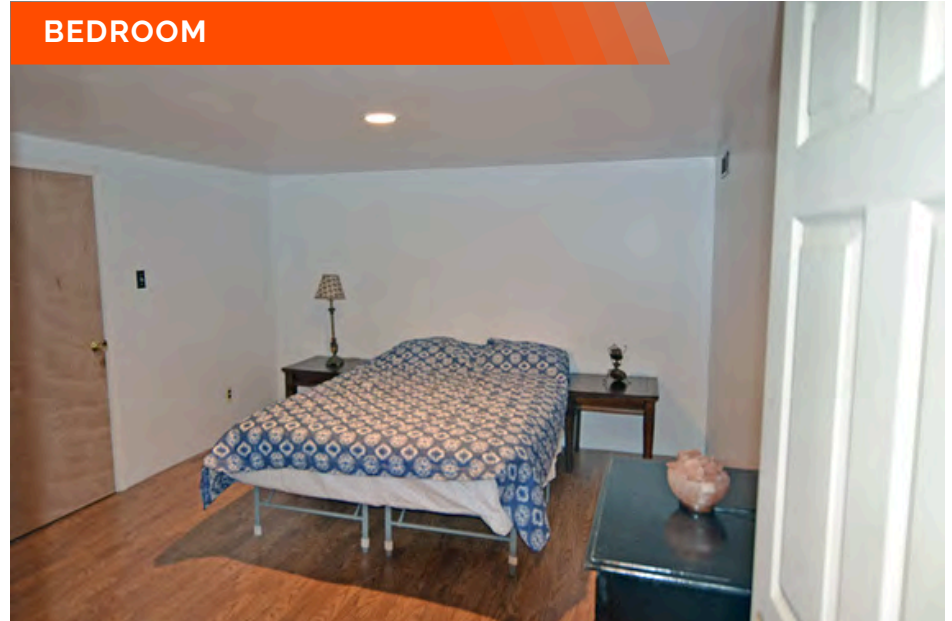
# PROPERTY PHOTOS

4439 State Route 177, Okawville, IL 62271

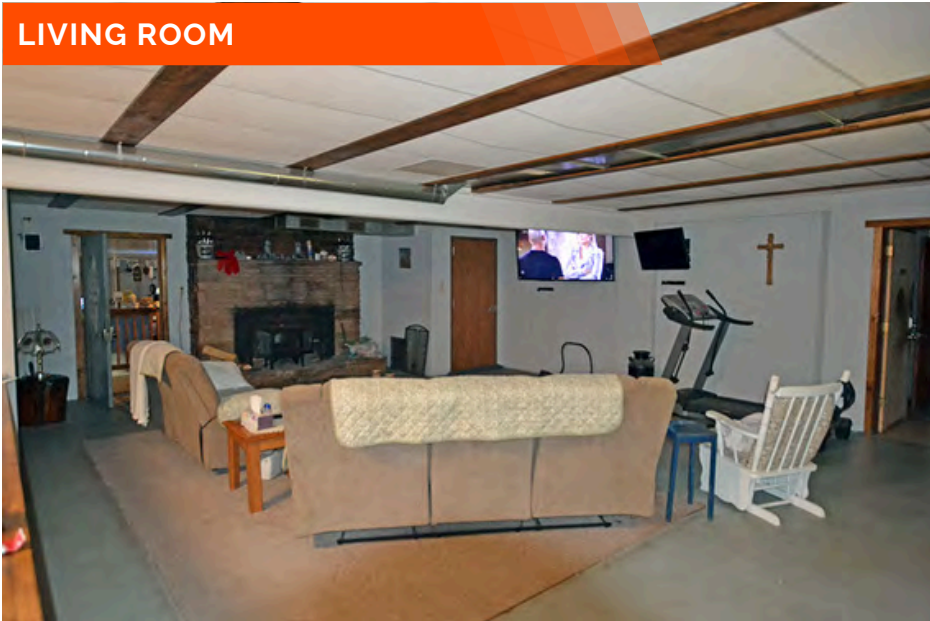
BATHROOM



BEDROOM



LIVING ROOM



KITCHEN



# INVESTMENT PROPERTY SUMMARY

4439 ILLINOIS 177

## LISTING # 2662

### PROPERTY INFO:

Tenants/Units: 1  
Parcel #: 16-05-14-100-013  
County: St. Clair  
Zoning: HB-1 - Okawville

### STRUCTURAL DATA:

Year Built: -  
Yr Renovated: 2003  
Floors: -  
Roof: -  
Construction Type: Metal, Wood Frame

### FACILITY INFO:

Parking Spaces: 60  
Elevator: -  
Heating: -  
Cooling: -

### LAND MEASUREMENTS:

Acres: 4.50 Acres  
Frontage: -  
Depth: -

### PROPERTY DESCRIPTION:

Muti-use property consisting of 88 mini storage units, 3900 SF metal building W/ 14' sliding door (vehicle storage), workshop. Property also contains The Storage tavern bar and grill and living quarters. Land available to build additional storage units. Cap rate based on 15% expenses for self-storage units only. All other buildings priced at building value as if there is no income. Personal storage units are currently 98% leased. INCOME NUMBERS DO NOT REFLECT THE INCOME FROM THE BAR, GAMING MACHINES OR THE VALUE OF THE HOME.



### SALE INFORMATION:

Sale Price: \$850,000  
Price / SF: \$68.55  
NOI: \$31,326  
GRM: \$23.06

### INCOME:

Gross Rental Income: \$36,853  
Gross Other Income: -  
Total Income: -

### EXPENSES:

Taxes: \$6,000  
Tax Year: 2023  
Insurance: -  
Utilities: -  
CAM: -

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