

INVESTMENT PROPERTY

9 Professional Park Dr., Maryville, IL 62062



FULLY LEASED OFFICE BUILDING

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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

9 PROFESSIONAL PARK DRIVE



Location Overview

Maryville is a small suburban city located in Madison County, Illinois, in the United States. The city covers an area of 6.8 square miles and has a population of approximately 7,800 residents. Maryville is situated about 20 miles east of St. Louis, Missouri, and is considered part of the St. Louis Metropolitan Area.

The closest interstates are Interstate 55 (I-55) which runs north-south and Interstate 70 (I-70) which runs east-west. Illinois Route 159 (IL-159) and U.S. Route 40 (US-40) are also nearby, providing easy access to neighboring towns and cities. Overall, the location provides convenient access to several major roads.

INVESTMENT PROPERTY SUMMARY

9 PROFESSIONAL PARK DRIVE

LISTING # 2700

SALE INFORMATION

Sale Price: \$775,000
CAP Rate: 7.68%
NOI: \$59,496

PROPERTY INFO

Tenants/Units: 3
APN: 13-2-21-02-04-401-018
County: IL - Madison
Zoning: B-2 - Maryville
Property Taxes: \$14,255.80



STRUCTURAL DATA

Year Built: 2000
Floors: 1
Construction Type: Brick

LAND MEASUREMENTS

Lot Size: 0.20 Acres

PROPERTY DESCRIPTION

5,514 SF fully leased office building with three tenants.

Located in Maryville Professional Park with great access to I-270, high traffic counts, and situated near surrounding retail, etc.