

**FOR SALE**

404 West Bethalto,  
Bethalto, IL 62010

**INVESTMENT / FULLY LEASED OFFICE BUILDING**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 [BARBERMURPHY.COM](http://BARBERMURPHY.COM)

**JOHN EICHENLAUB**

Broker Associate

Cell: (618) 570-8344

[johne@barbermurphy.com](mailto: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.





2,500 SF Office/Retail

## 2,680 SF Professional brick building

This multi-use building is currently leased to OSF Medical Group. Lease expires Aug 25, 2025. It is equipped with heating and cooling systems throughout the building, ensuring a comfortable environment year-round. It includes a reception area, nurse station, lab area and 5 exam rooms. Additional the property features a breakroom, 2 offices, partial basement with bathroom.



### PROPERTY HIGHLIGHTS



15  
Parking Spaces



Brick  
Exterior



Breakroom



(5) Exam Rooms



(2) Offices



Reception  
Area

# INCOME & EXPENSE

404 WEST BETHALTO, BETHALTO ILLINOIS 62010



## OPERATING EXPENSES

	<u>Amount</u>	<u>\$/SF</u>	<u>Amount</u>	<u>\$/SF</u>	<u>Amount</u>	<u>\$/SF</u>
Other Maintenance:					\$1,991.62	\$0.80
Real Estate Taxes:	\$8,356.56	\$3.34	\$8,481.60	\$3.39	\$8,577.08	\$3.43
Citizen Park-RE Tax:					\$381.64	\$0.15
Building Insurance:	\$1,313	\$0.53	\$1,288	\$0.52	\$1,517	\$0.61
Landscape/Snow:	\$990	\$0.40	\$1,890	\$0.76	\$2,461.84	\$0.98
<b>Total Expenses:</b>	<b>\$10,659.58</b>		<b>\$11,659.60</b>		<b>\$14,929.18</b>	
<b>Annually Per SF:</b>		<b>\$4.27</b>		<b>\$4.67</b>		<b>\$5.97</b>
<b>Monthly Per SF:</b>		<b>\$0.36</b>		<b>\$0.40</b>		<b>\$0.50</b>

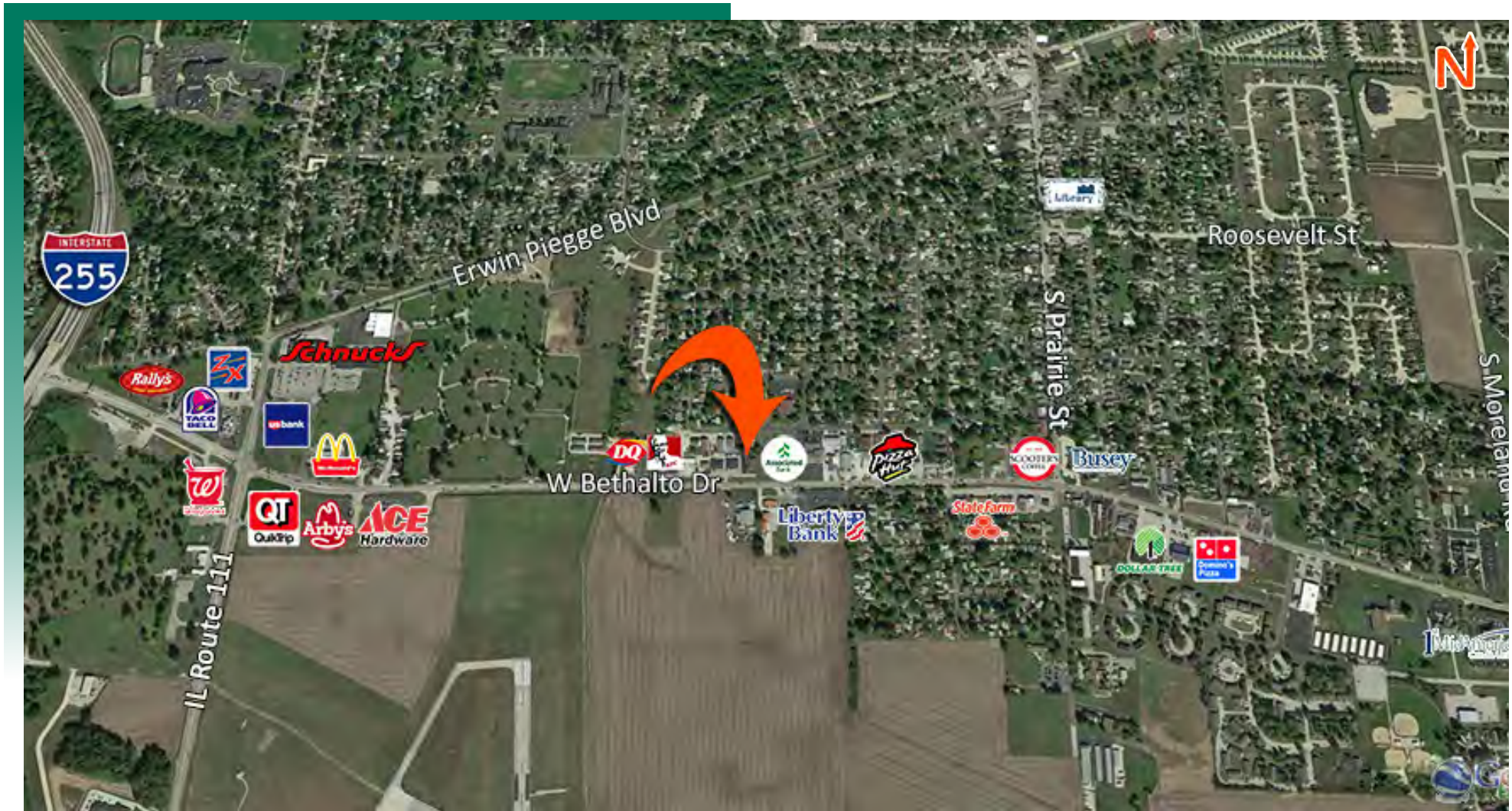
## INVESTMENT OVERVIEW

	<u>2020</u>	<u>2021</u>	<u>2022</u>
Scheduled Gross Income:	\$40,200	\$40,451.25	\$41,058
Total Operating Expenses:	\$10,659.58	\$11,659.60	\$14,929.18
Net Operating Income (NOI):	\$29,540.42	\$28,791.65	\$26,128.82
Gross Rental Multiplier (GRM):			9.7
Sale Price:			\$398,000
Price/SF			\$148.51/SF
Cap Rate:			6.6 %



# AREA MAP

404 WEST BETHALTO, BETHALTO ILLINOIS 62010



## LOCATION OVERVIEW

The 2,680 SF building is strategically situated in Bethalto, IL, just off I-255, averaging 10,350 cars per day.



Monument  
Signage



Interstate  
I-255

**EXIT**

Exit # 10



SLT Airport  
(20 Miles)



# INTERIOR PHOTOS

404 WEST BETHALTO, BETHALTO ILLINOIS 62010





# INVESTMENT PROPERTY SUMMARY

404 WEST BETHALTO, BETHALTO ILLINOIS 62010

LISTING # 2801

## PROPERTY INFO

Tenants/Units: 1  
APN: 19-2-08-12-11-201-038  
County: IL - Madison  
Zoning: GC

## STRUCTURAL DATA

Year Built: 1986  
Rehab Year: 2003  
Floors: 1  
Roof: Shingle  
Construction Type: Brick

## FACILITY INFO

Parking: Asphalt, 15 spaces  
Heating: YES  
Cooling: YES

## LAND MEASUREMENTS

Lot Size: 0.30 Acres  
Dimensions: 60' x 132'



## SALE INFO

Price: \$398,000  
Price / SF: \$148.51/SF

**JOHN EICHENLAUB**  
Broker Associate  
Cell: (618) 570-8344  
johne@barbermurphy.com