

FOR SALE

422 S Madison Street
Lebanon, IL 62254



SELF STORAGE INVESTMENT OPPORTUNITY

\$425,000

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

422 South Madison Street Lebanon, IL 62254



HISTORIC LEBANON & MCKENDREE UNIVERSITY

422 South Madison Street Lebanon, IL 62254

The town of Lebanon, Illinois is located just 23 miles east of St. Louis, Missouri. St. Louis Street, also known as "The Brick Street", takes you through the historic shopping district where you'll find a mix of antique stores, quaint shops, restaurants, The Mermaid House Inn, and other business. In the heart of the shopping district is The Visitors Center where guests can view historic images of the town and pick up information on the many community events that take place throughout the year.

Recreation is easy to find at Lebanon's wooded and rolling 58-acre Horner Park which includes a large fishing lake, baseball and softball fields, tennis courts, basketball courts, horseshoe courts, pavilions and The Trillium Trail walking path.

Lebanon is also rich in education and fine arts. It is the proud home of McKendree University, which is the oldest Methodist College in the state of Illinois. Enjoy a concert, play, or listen to contemporary speakers from around the globe at The Russel E. and Fern M. Hettenhausen Center for the Arts. Don't forget our community theater, the Looking Glass Playhouse, providing some of the best local theater you will find anywhere. For additional information visit: www.lebanonil.org

MCKENDREE UNIVERSITY
701 College Road
Lebanon, IL 62254-1299
1.800.BEARCAT

Campus Directory Scan for Visual Guide

Contact Us

Admission & Tours	(618) 537-6631
Alumni House	(618) 537-6826
Athletics	(800) 233-7228
Bookstore	(618) 537-6530
Boothwell Chapel	(618) 537-6502
Health Services	(618) 537-6503
The Hall	(618) 537-6663
Holman Library	(618) 537-6560
President's Office	(618) 537-6549
Physical Plant	(618) 537-6969
Student Financial Svcs.	(618) 537-6968
Public Safety	(618) 537-6911

On Campus

1. Alumni House—Office of Development and Parent Relations	11. Counseling Services	20. Health Services	28. Marion K. Piper Academic Center (PAC)	35. Public Safety
2. Ames Dining Hall	12. DeWen Student Center—Bookstore & LAR	21. The Russel E. and Fern M. Hettenhausen Center for the Arts (The Hall)	29. Melvin Price Convocation Center (MPCC)—Gyms	36. Speech and Debate
3. Athletics & Faculty Offices	13. Eisenhower Auditorium—Printing & Mail Services	22. Holman Library	30. Residence Hall East	37. Stevenson House
4. Baker Residence Hall	14. Entryway Monument	23. Human Resources & Payroll	31. Residence Hall West	38. Summerfield Suites
5. Barnett Residence Hall	15. Faculty Offices	24. Hypos Field	32. Nursing Faculty Offices	39. Tennis Courts
6. Bearcat Field	16. Faculty & Staff Offices	25. Johnson Field	33. O&S Main	40. University Marketing and Communications
7. Benton Wood	17. Fitness Center	26. Johnson Field	34. Peasons Hall / 3028 Café	41. West Science Hall
8. Boothwell Chapel	18. Front Lawn	27. Leonon Field		42. Wilson Residence Hall
9. Carnegie Hall	19. Gallery of Art			43. Widy Hall
10. Clark Hall				

Legend:
 A-M: Parking Lots
 AED: Automated External Defibrillator
 V: Visitor Parking

Nearby Areas

44. Bearcat Hall (225 N. Monroe St.)
45. Hunter Street Apartments (1/2 mile west of campus on Hunter St.)
46. McKendree Metro Rec Plaza (205 Red Fox Drive, O'Fallon)
47. McKendree West Clubhouse
48. McKendree West Residence Apartments (1/4 mile southwest of campus on College Rd.)
49. Physical Plant (233 Hobson Ln.)
50. Wrestling and Sports Performance Centers (509 Harrison St. at Lebanon Commons Shopping Center)

You Are Here

McKendree University is a nationally ranked, private university offering a variety of undergraduate and graduate programs in the St. Louis region, Southern Illinois and online.

- McKendree University's online MBA program has been ranked among the 50 Best Online MBA Programs across the country for 2020, at No. 48, according to Online Schools Report (OSR).
- The online Bachelor of Business Administration program ranks 43rd nationwide among the top 50 BBA degrees for 2020.

- U.S. News & World Report's America's "Best Colleges"
- U.S. News & World Report's "Best Online Programs"
- Victory Media "Military Friendly School"

For additional information visit: mckendree.edu

PHOTOS

422 South Madison Street Lebanon, IL 62254



INVESTMENT OVERVIEW**2023**

Effective Gross Income:	\$50,344
Total Operating Expenses:	\$14,012
Net Operating Income (NOI):	\$36,332

Sale Price:	\$425,000
Price/SF	\$72.40
Cap Rate:	8.6 %

OPERATING EXPENSES**2023**

Real Estate Taxes:	\$7,417
Insurance:	\$1,410
Utilities:	\$1,185
Software:	\$1,500
Repair & Maintenance:	\$2,000
Total Expenses:	\$14,012

INVESTMENT PROPERTY SUMMARY

422 South Madison Street Lebanon, IL 62254

#2932

SALE INFORMATION:

For Sale: YES
Sale Price: \$425,000
Sale Price/SF: \$72.40
Cap Rate: 8.6 %
GRM:
NOI:

INCOME:

Gross Rental Income: \$50,344
Gross Other Income:
TOTAL INCOME: \$50,344

EXPENSES:

Property Taxes: \$7,417
Insurance: \$1,410
Utilities: \$1,185
Software: \$1,500
Repairs: \$2,500
TOTAL EXPENSES: \$14,012

NOI:

NET OPERATING INCOME \$36,332

UNITS:

Total Units: 99
Unit Mixes: Contact Broker

PROPERTY AMENITIES::

Access to Route 4 and college proximity

PROPERTY INFORMATION:

Parcel No: 05190428019
County: St. Clair
Zoning: B2
Complex:

LAND MEASUREMENTS:

Acres: 0.63 AC
Frontage: 50 FT
Depth: 340 FT

FACILITY INFORMATION:

Heating:
Cooling:
Elevator:
Parking:
Surface Type:

STRUCTURAL DATA:

Year Built: 2002
Rehab Year: 2022
Building Class:
Clearance Min:
Clearance Max:
Roof: Metal
Exterior: Metal
Floors:
Signage:



COMMENTS:

Self Storage investment opportunity. 99 units, 5,870 square feet. Proximity to McKendree College. Contact broker for unit mix, occupancy report, additional financials.

