

FOR SALE

**5036 North Illinois
Fairview Heights, IL
62208**



4,000 SF INVESTMENT PROPERTY FOR SALE

BARBERMURPHY

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

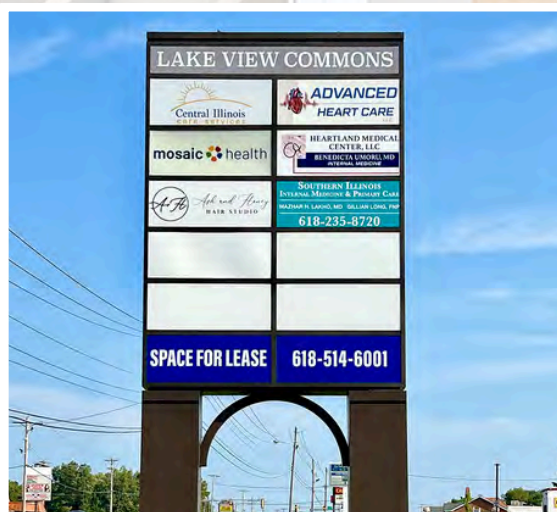
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Fully-Leased Professional Office Building For Sale

Well maintained suites with two long term tenants on modified gross leases. Contact broker for financial details. Recent capital improvements throughout including Rhino Shield paint for the exterior. An agreement is in place with the professional park owners for parking lot to be repaved and sealed.



SALE PRICE: \$525,000

NOI: \$48,539

CAP RATE: 9.25 %

PROPERTY PHOTOS

5036 North Illinois, Fairview Heights, IL 62208

INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



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INTERIOR OFFICE PHOTO

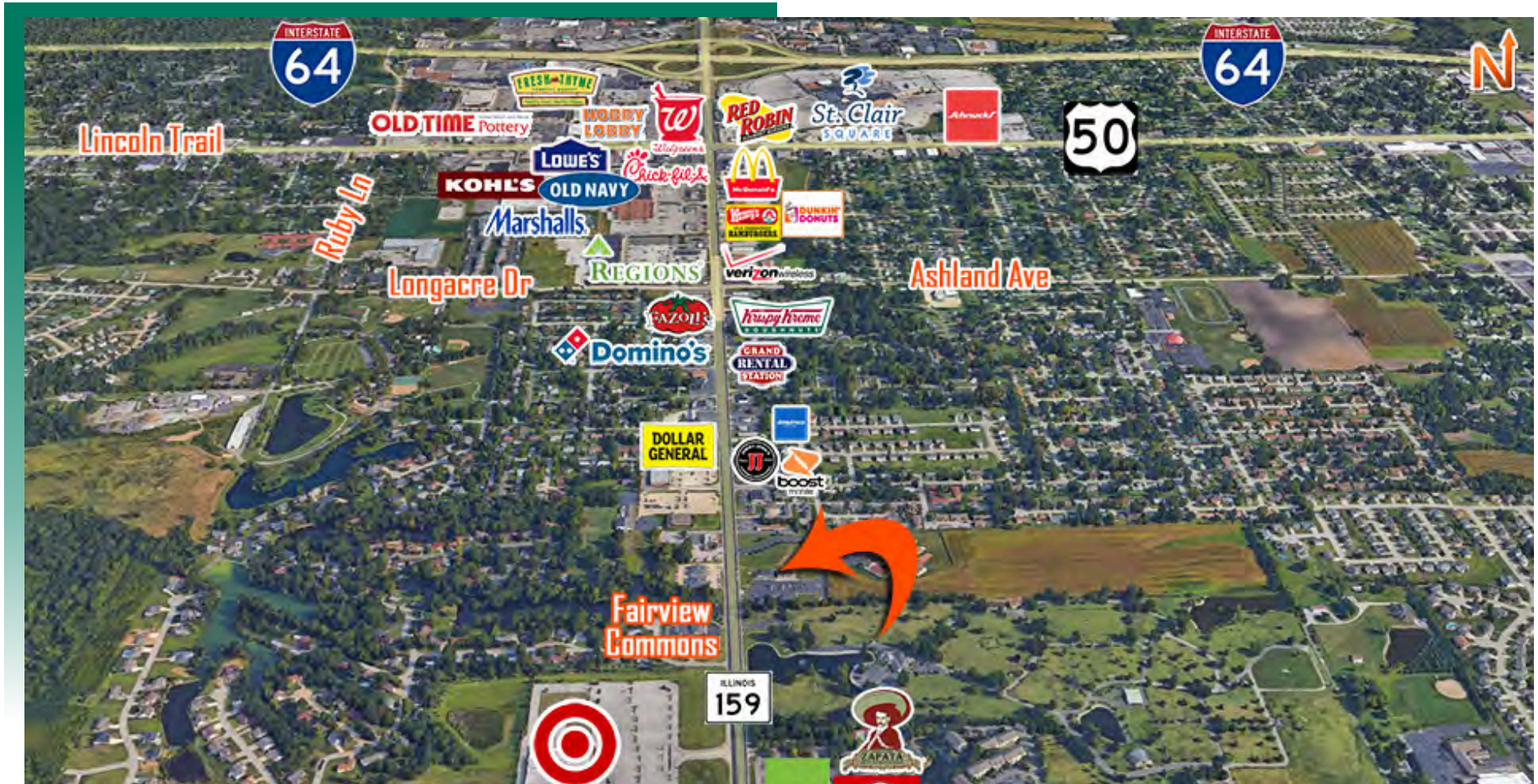


INTERIOR OFFICE PHOTO



AREA MAP

5036 North Illinois, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located within Lakeview Commons Professional Park which is between Frank Scott Parkway and US Highway 50. Approximately 1.5 miles to Interstate 64.



Frontage: 165'
Depth: 125'



I-64



Metro Link
> 5 Miles



Exit 12

INVESTMENT PROPERTY SUMMARY

5036 N. ILLINOIS ST

LISTING #2973

PROPERTY INFO:

Tenants/Units: 2
Parcel #: 03-34.0-311-002
County: IL - St. Clair
Zoning: B-3 Community Business - Fairv
Complex: Lakeview Commons

STRUCTURAL DATA:

Year Built: 2010
Yr Renovated: 2022
Floors: 1
Roof: Shingle
Construction Type: Wood Frame,Brick

FACILITY INFO:

Parking Spaces: 20
Elevator: -
Heating: -
Cooling: -

LAND MEASUREMENTS:

Acres: 0.40 Acres
Frontage: 165
Depth: 125

PROPERTY DESCRIPTION:

Fully-leased professional office building for sale. Well maintained suites with two long term tenants on modified gross leases. Contact broker for financial details. Recent capital improvements throughout including Rhino Shield paint for the exterior. An agreement is in place with the professional park owners for parking lot to be repaved and sealed.



SALE INFORMATION:

Sale Price: \$525,000
Price / SF: \$131.25
CAP Rate: 9.25 %
NOI: \$48,539
GRM: 7.96

INCOME:

Gross Rental Income: 4,000
Gross Other Income: \$16.00
Total Income: 0.40 Acres

EXPENSES:

Taxes: \$11,224.22
Tax Year: 2023
Insurance: -
Utilities: -
CAM: -
Property Management: -
Total Expenses: -

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