

# FOR SALE

5036 North Illinois  
Fairview Heights, IL  
62208



## FULLY LEASED INVESTMENT PROPERTY FOR SALE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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# 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: \$510,000**

**NOI: \$48,539**

**CAP RATE: 9.5%**



# PROPERTY PHOTOS

5036 North Illinois, Fairview Heights, IL 62208

INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



INTERIOR OFFICE PHOTO



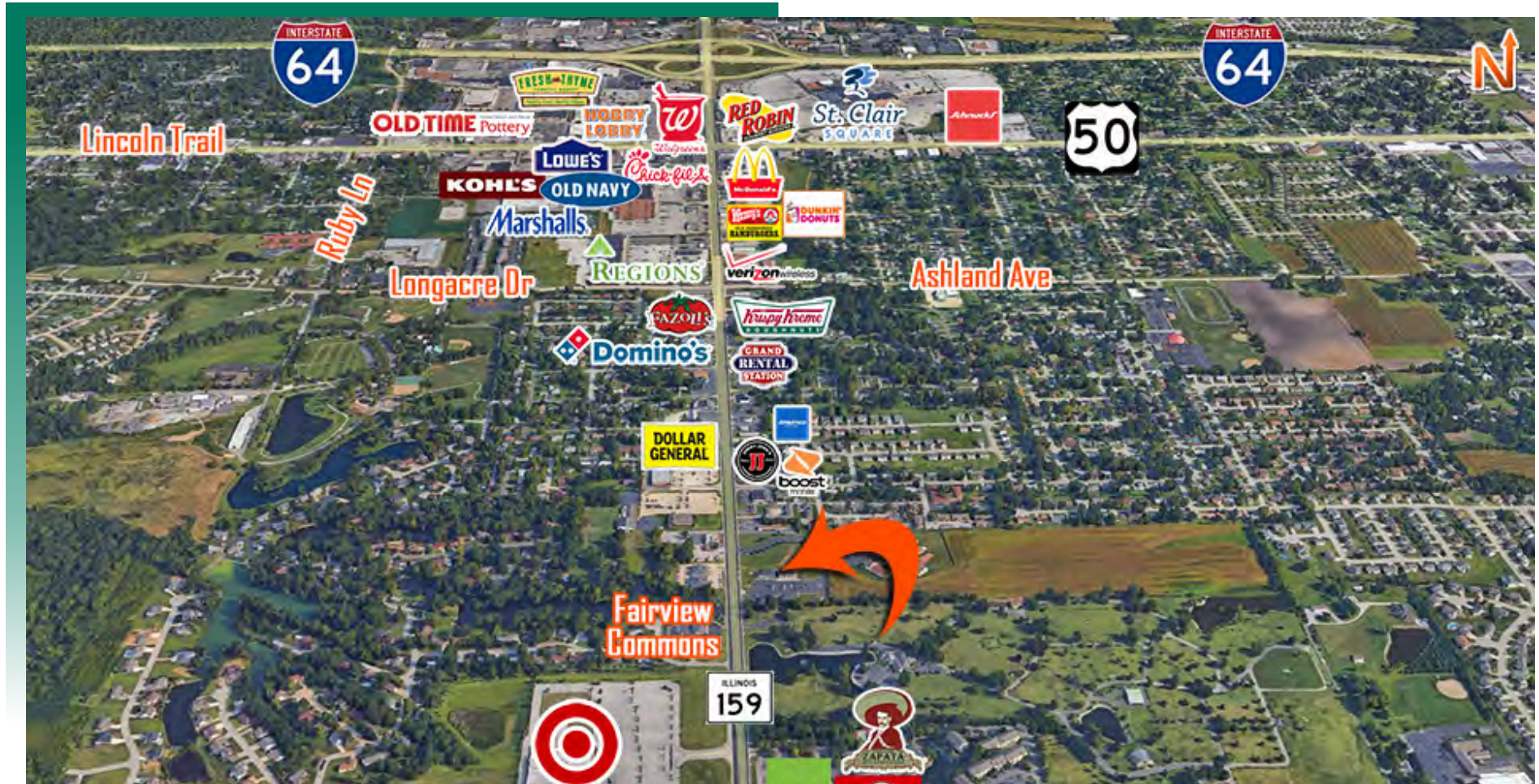
INTERIOR OFFICE PHOTO





# 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**

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: \$510,000  
Price / SF: \$127.50  
CAP Rate: 9.52 %  
NOI: \$48,539

## INCOME:

Gross Rental Income: \$65,991  
Total Income: \$65,991

## EXPENSES:

Taxes: \$11,224.22  
Tax Year: 2023  
Insurance: -  
Utilities: -  
CAM: -  
Property Management: -  
Total Expenses: \$17,452

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