

(2) SELF STORAGE PROPERTIES - 89 TOTAL UNITS AVAILABLE

2021 S Pine St & 714 W Broadway, Centralia, IL 62801



INVESTMENT OPPORTUNITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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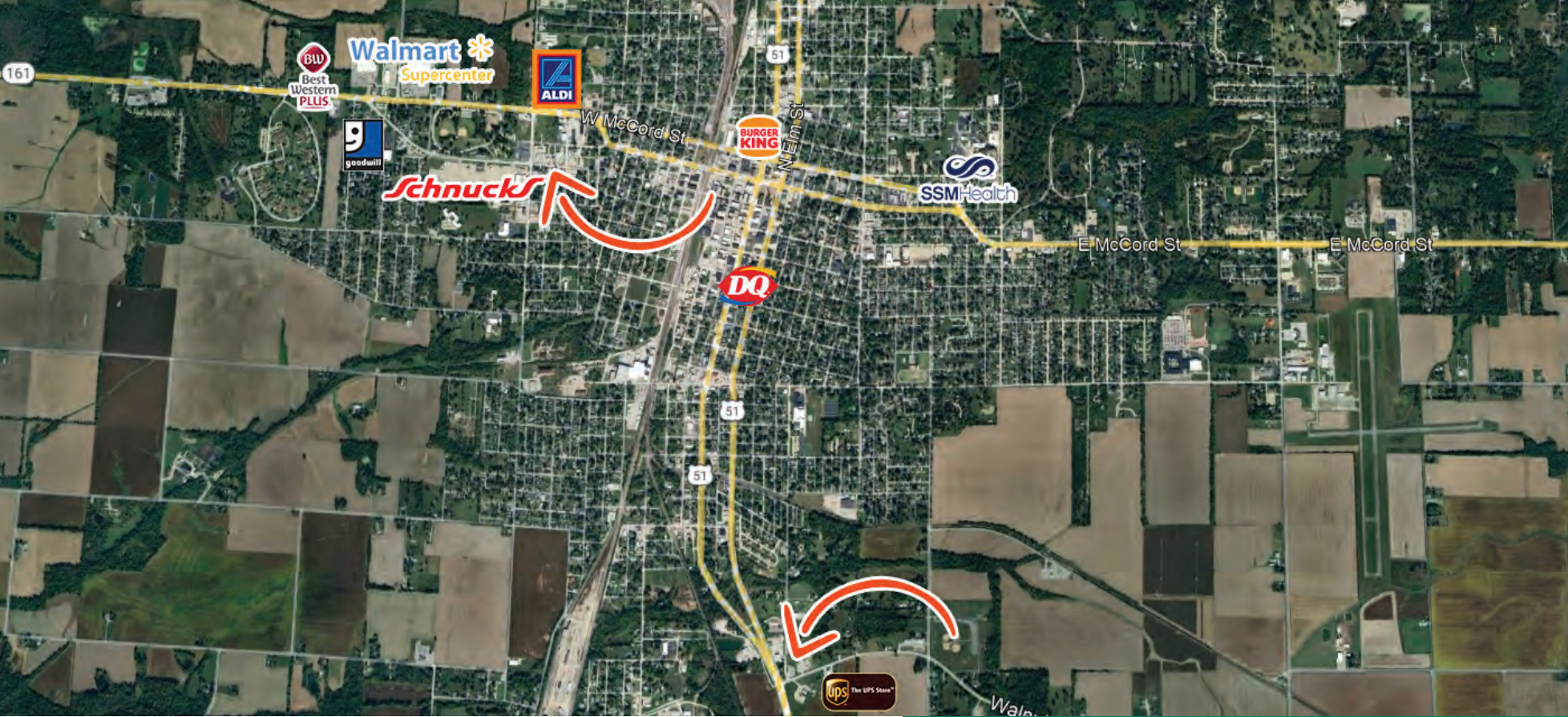
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

2021 South Pine Street & 714 West Broadway, Centralia, IL 62801



LOCATION OVERVIEW

The two-self-storage properties are located in Centralia, IL (Marion County & Clinton County) in south central Illinois. The self-storage units at 2021 S. Pine Street is located at the intersection of U.S. Rt. 51 and Walnut Hill Road on the south entrance to Centralia. The self-storage units at 714 W. Broadway is situated on the west side of Centralia near the primary business corridor. Both properties are in highly visible locations.



I-2
ZONING



UTILITIES



89 TOTAL
UNITS



2900-4000
ADT

AERIAL MAP

2021 South Pine Street, Centralia, IL 62801



*Not to Scale

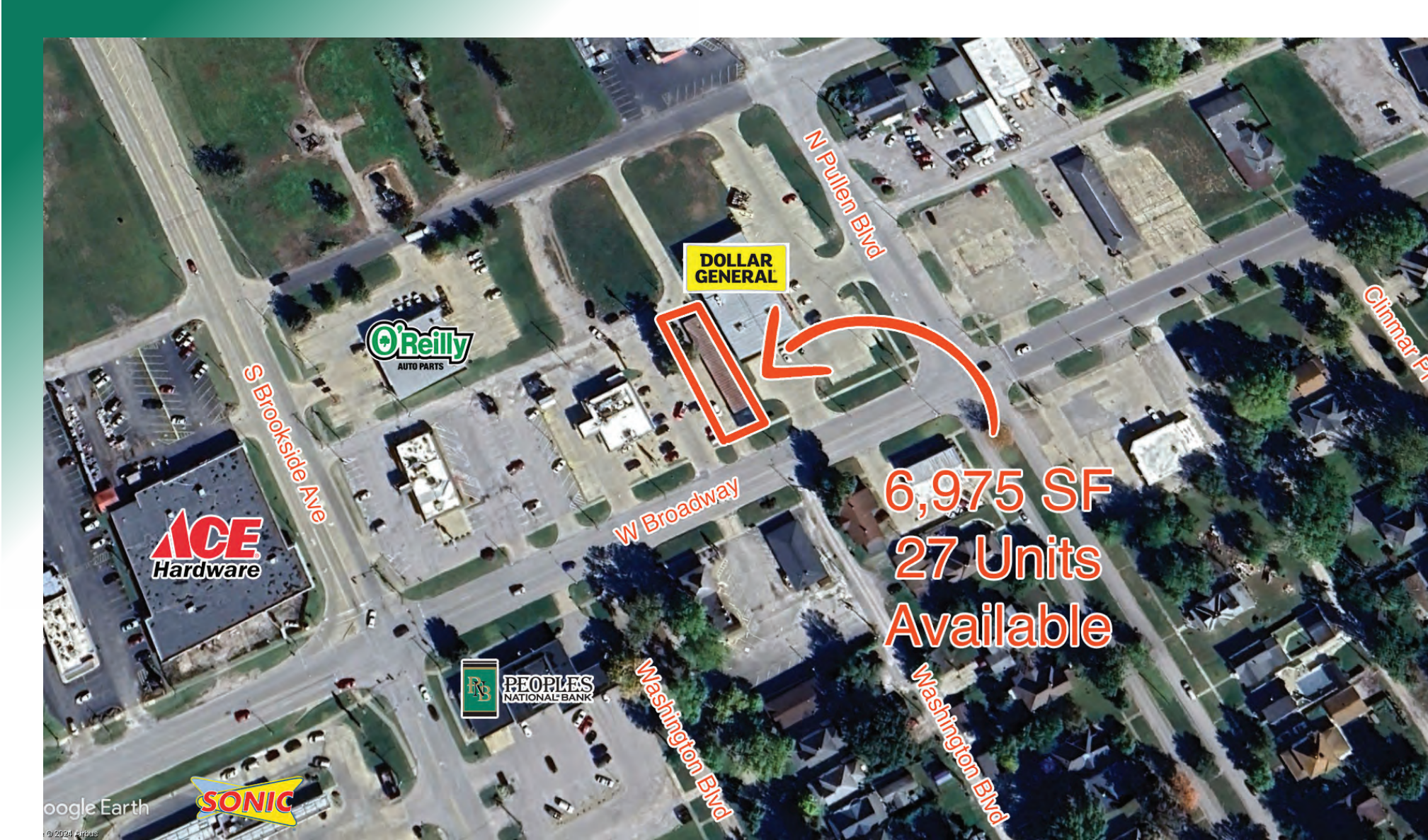
PROPERTY PHOTOS

2021 South Pine Street, Centralia, IL 62801



AERIAL MAP

714 West Broadway, Centralia, IL 62801



*Not to Scale

PROPERTY PHOTOS

714 West Broadway, Centralia, IL 62801

EXTERIOR PHOTO



EXTERIOR PHOTO



INVESTMENT PROPERTY SUMMARY

2021 S. PINE ST. CENTRALIA, IL 62801

LISTING #

PROPERTY INFO:

Tenants/Units: 89 Units & 2 Offices
Parcel #: 14-19-000-081 (Marion CO), 15-14-13-252-004 (Clinton CO)
County: -
Zoning: I-2
Complex: -

STRUCTURAL DATA:

Year Built: 1991
Yr Renovated: -
Floors: -
Roof: Metal
Construction Type: Masonry,Metal

FACILITY INFO:

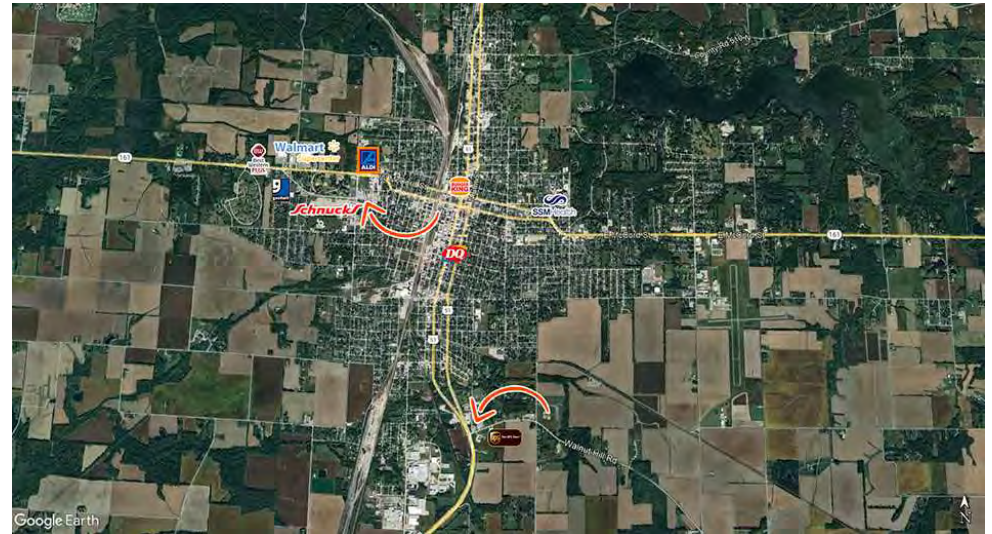
Parking Spaces: -
Elevator: -
Heating: -
Cooling: -

LAND MEASUREMENTS:

Acres: 1.09 Acres

PROPERTY DESCRIPTION:

Two self-storage properties located in Centralia, IL at 2021 S. Pine St.(64 units) & 714 W. Broadway (27 units). Total of 89 units of various sizes. Each property also has attached office space that is available to lease. Monthly rental rates are very competitive for the area. Seller has invested in both properties with enhanced security systems, fencing and exterior lighting. Contact broker for unit mix, financials, etc.



SALE INFORMATION:

Sale Price: \$320,000
Price / SF: \$29.76

INCOME:

Gross Rental Income: Inquire With Broker
Gross Other Income: Inquire With Broker
Total Income: Inquire With Broker

EXPENSES:

Taxes: \$7,795.00
Tax Year: 2023
Insurance: -
Utilities: -
CAM: -
Property Management: -
Total Expenses: \$7,795.00

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