

FOR SALE

1445 N Bluff Rd.,
Collinsville, IL 62234



HIGH-OCCUPANCY SELF-STORAGE INVESTMENT

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM

Broker Associate

Cell: (618) 304-3917

Office: (618) 277-4400 (Ext. 41)

carterm@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.

INVESTMENT HIGHLIGHTS

1445 North Bluff Road, Collinsville, IL 62234



MULTI-UNIT STORAGE FACILITIES,

also known as self-storage facilities, offer a range of compelling selling points for potential investors. Here are some key highlights:

HIGH DEMAND

The self-storage industry has experienced consistent growth due to factors like increasing mobility, downsizing trends, and the general accumulation of belongings. This translates to a steady demand for storage units.

RECURRING REVENUE

Self-storage facilities generate recurring revenue through monthly rentals, providing a stable income stream for investors.

RELATIVELY LOW OPERATING COSTS

Compared to other real estate investments, self-storage facilities typically have lower operating costs due to minimal staffing requirements and lower maintenance needs.

POTENTIAL FOR APPRECIATION

Well-managed self-storage facilities in growing areas can appreciate in value over time, offering investors the potential for capital gains.

DIVERSIFICATION

Investing in self-storage facilities can provide diversification to an investor's real estate portfolio, as it is a different asset class compared to residential or commercial properties.







AREA MAP

1445 North Bluff Road, Collinsville, IL 62234



LOCATION OVERVIEW

Strategically located between two major interstates I-270 and I-55 between the Edwardsville/ Glen Carbon market and Collinsville IL.

	
FRONTAGE: 110' DEPTH: 485'	I-255, I-270, I-55
	
EXIT 9, 11, 26, 29	74 UNITS

PROPERTY PHOTOS

1445 North Bluff Road, Collinsville, IL 62234

EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



INVESTMENT PROPERTY SUMMARY

1445 NORTH BLUFF ROAD

LISTING #

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 13-1-21-08-00-000-006
County: IL - Madison
Zoning: BP3

STRUCTURAL DATA:

Year Built: 2005

LAND MEASUREMENTS:

Acres: 1.31 Acres
Frontage: 110
Depth: 485

PROPERTY DESCRIPTION:

74 Unit Self Storage facility in Collinsville IL. Value add property well below replacement cost. Under market rents and management efficiencies to increase valuation.



SALE INFORMATION:

Sale Price: \$700,000
Price / SF: \$54.37
CAP Rate: 7.5 %
NOI: \$52,484
GRM: 8.31

INCOME:

Gross Rental Income: \$84,218

EXPENSES:

Taxes: \$8,150.24
Tax Year: 2023
Total Expenses: Contact Broker for Additional Financials