

# FOR SALE

818 Lincoln Hwy.  
Fairview Heights, IL  
62208



## 22-UNIT MULTI-FAMILY APARTMENT COMPLEX

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# AREA MAP

818 Lincoln Hwy., Fairview Heights, IL



## LOCATION OVERVIEW

High visibility - prime location on well-traveled Hwy 50. Strong traffic counts in the heart of the retail corridor of the Metro-East. Great connectivity to I-64. Ample off-street parking.



## ADDITIONAL IMAGES

818 Lincoln Hwy., Fairview Heights, IL





# INVESTMENT PROPERTY SUMMARY

818 LINCOLN HIGHWAY

## LISTING #3091

### PROPERTY INFO:

Tenants/Units:	22
Parcel #:	03-27.0-405-043
County:	IL - St. Clair
Zoning:	Multifamily - Fairview Heights

### STRUCTURAL DATA:

Year Built:	1980
Yr Renovated:	2009
Floors:	2
Roof:	2009
Construction Type:	Mixed

### FACILITY INFO:

Parking Spaces:	33
Elevator:	No
Heating:	Central
Cooling:	Central

### LAND MEASUREMENTS:

Acres:	0.79 Acres
Frontage:	240'
Depth:	150'



### SALE INFORMATION:

Sale Price:	\$1,750,000
Price / Unit:	\$79,545
CAP Rate:	8%

### PROPERTY DESCRIPTION:

Description: 3 Building Apartment Complex Available for sale. (22) 1 Bedroom / 1 Bathroom Units in excellent condition, each unit is very well maintained; New roofs installed in 2009. Excellent location off of Lincoln Hwy (Hwy 50).