

FOR SALE

31 Kettle River Dr.,
Glen Carbon, IL 62034



VALUE-ADD SELF STORAGE INVESTMENT

BARBERMURPHY

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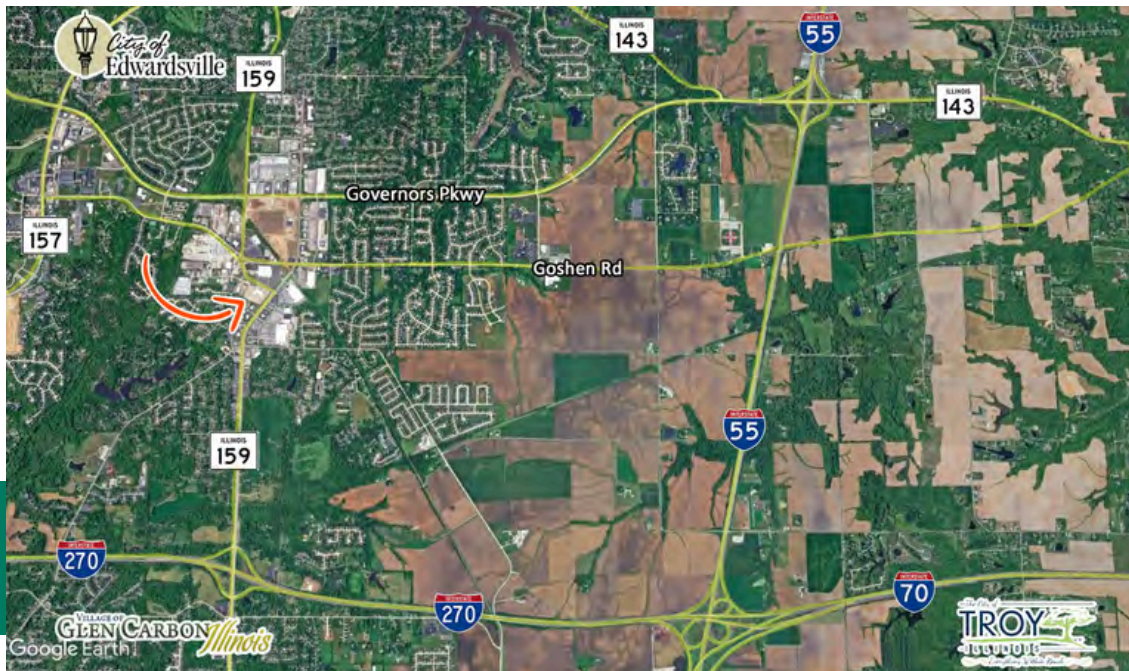
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

31 Kettle River Dr., Glen Carbon, IL 62034



LOCATION OVERVIEW

Extremely desirable Edwardsville/Glen Carbon market. Strong infill location adjacent to multiple big box retailers Sam's Club, Home Depot, Walmart, Lowe's etc. Access adjacent to Route 159. Minutes from I-270.

PROPERTY PHOTOS

31 Kettle River Dr., Glen Carbon, IL 62034

EXTERIOR



PROPERTY INFORMATION

59 unit Self Storage facility

Sitting on 0.97 acres

28 parking spaces available for vehicle, RV, boat, etc. storage.

Value-add investment property in desirable market.

PARKING SPACES



Potential redevelopment opportunity.

SALE PRICE: \$350,000

INVESTMENT PROPERTY SUMMARY

31 KETTLE RIVER DRIVE

LISTING # 3123

LOCATION DETAILS:

Parcel #: 14-2-15-23-03-301-051
County: IL - Madison
Zoning: CG - General Commercial

PROPERTY OVERVIEW:

Building SF: 6,605
Office SF: 400
Signage: Yes
Lot Size: 0.97 Acres
Parking Spaces: 28
Parking Surface Type: Gravel

STRUCTURAL DATA:

Year Built: 1977
Building Class: C
Construction Type: Exterior - Block

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$350,000
Price / SF: \$52.99

FINANCIAL INFORMATION:

Taxes: \$9,503.28
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 8,250

PROPERTY DESCRIPTION:

59 unit Self Storage facility property sitting on 0.97 acres in the heart of Edwardsville/Glen Carbon retail corridor. Access from Route 159 and just off the exit from I-270. 28 parking spaces available for vehicle, RV, boat, etc storage. Value-add investment property in desirable market. Potential redevelopment opportunity.