

FOR SALE

129 Corporate Dr.,
Swansea, IL 62226



INVESTMENT OPPORTUNITY - ABSOLUTE NNN LEASE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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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.

PROPERTY PHOTOS & INFORMATION

129 Corporate Dr., Swansea, IL 62226



Investment Highlights

- 4+ years remaining on the initial 10-year lease term
- Two (2) five-year renewal options
- Annual NOI: \$132,920 with 2% annual rental increases
- Cap Rate: 8.3%
- Absolute NNN lease – no landlord responsibilities

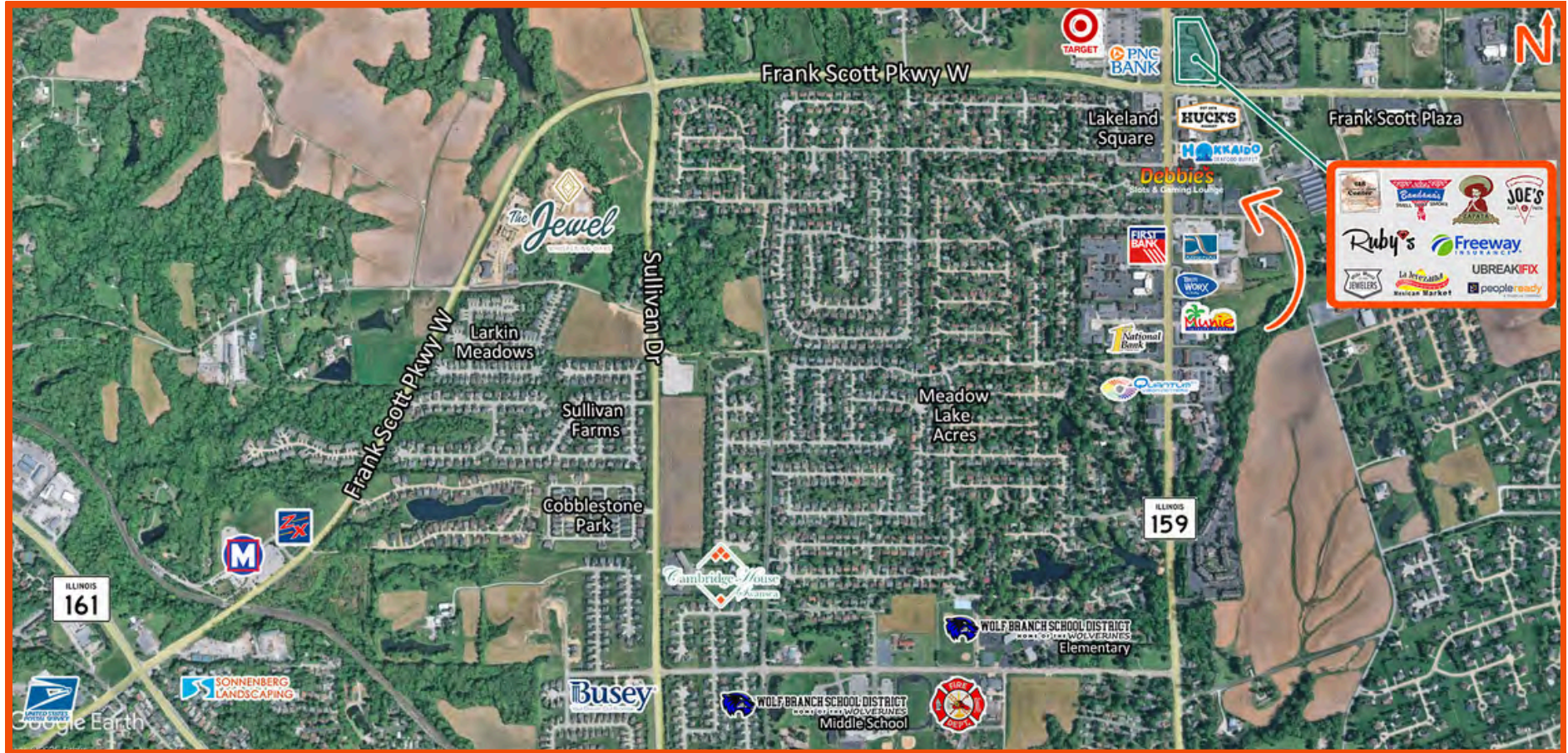
SALE PRICE: \$1,600,000

Tenant: *Lucky Dog Barks & Recreation* – A full-service pet resort offering comprehensive pet care services.



AREA MAP

129 Corporate Dr., Swansea, IL 62226



INVESTMENT PROPERTY SUMMARY

129 CORPORATE DR

LISTING # 3198

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 08-03.0-112-001
County: IL - St. Clair
Zoning: Hwy Business - Swansea

STRUCTURAL DATA:

Year Built: 2007
Yr Renovated: 2012
Floors: 1

FACILITY INFO:

Parking Ratio: 4/1,000
Parking Surface Type: Asphalt

LAND MEASUREMENTS:

Acres: 2.02 Acres
Frontage: 197
Depth: 477

PROPERTY DESCRIPTION

4+ years remaining on an initial ten-year term, with 2 - Five-year extensions in place. NOI \$132,920.00 with 2% annual increases. Absolute NNN lease.

Tenant: Lucky Dog Barks & Recreation, a full-service Pet Resort.



SALE INFORMATION:

Sale Price: \$1,600,000
Price / SF: \$142.86
CAP Rate: 8.3 %
NOI: \$132,920

EXPENSES:

Taxes: \$24,270.00
Tax Year: 2024

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