



FOR SALE

3 Potomac Dr.,
Fairview Heights, IL
62208

4-UNIT MULTI-FAMILY INVESTMENT PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

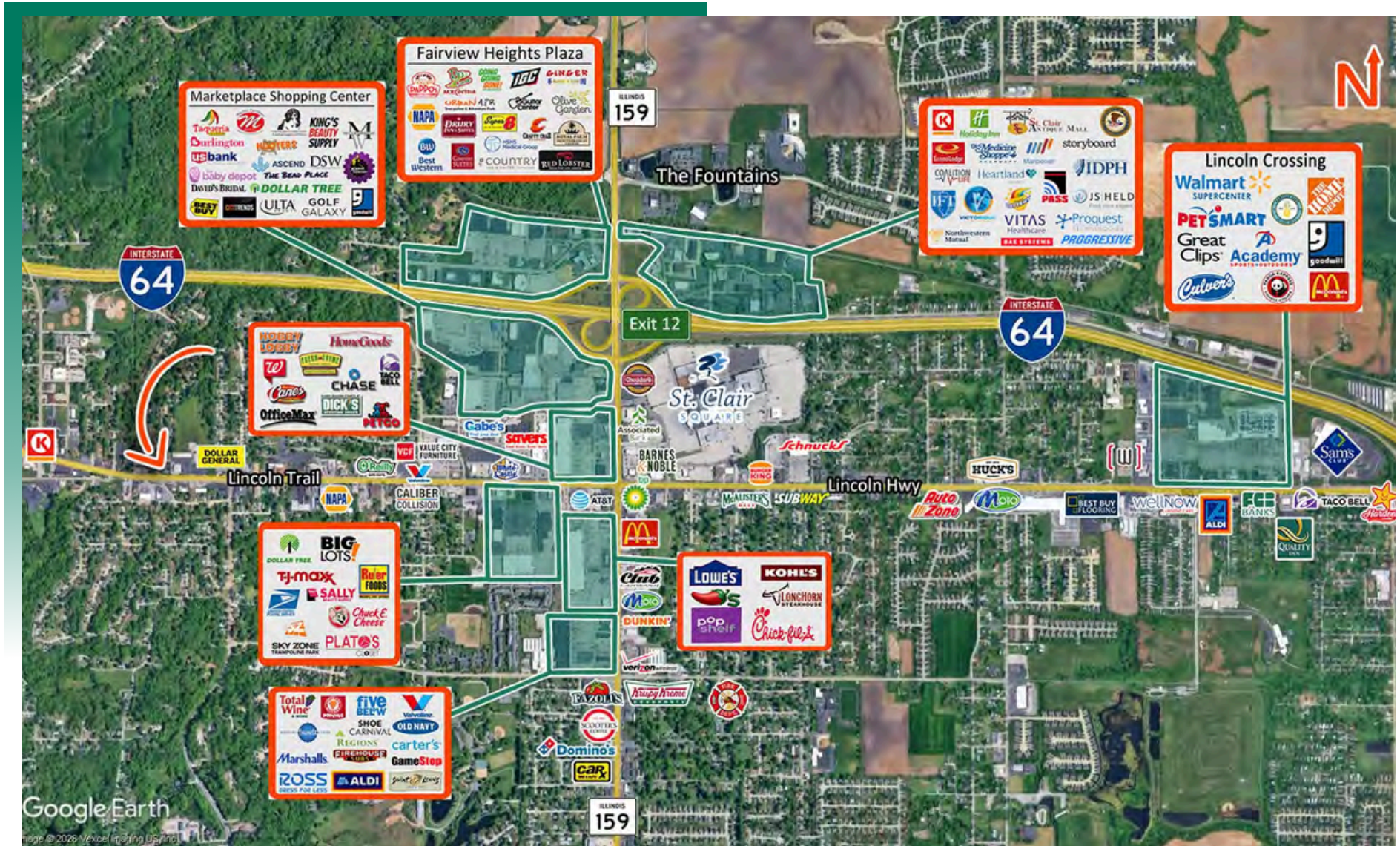
Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



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.

AREA MAP

3 Potomac Dr., Fairview Heights, IL 62208



LOCATION OVERVIEW

Located at a signalized light at the corner of US Hwy 50 and Potomac Drive in Fairview Heights, IL.

PROPERTY PHOTOS

3 Potomac Dr., Fairview Heights, IL 62208

FRONT/RIGHT SIDE



REAR



CARPORTS/STORAGE LOCKERS



LEFT SIDE



REAR/LEFT SIDE



HIGHLIGHTS

Investment Property: 4-unit, ±4,020 SF multi-family property

Unit Mix: 2 bedrooms and 1 bath per unit

Parking & Storage: Carports with storage lockers

Location: Strong visibility and convenient highway access

Surroundings: Near established commercial and residential areas

Financials: Occupancy, rents, and expenses available upon request

INVESTMENT PROPERTY SUMMARY

3 POTOMAC DR., FAIRVIEW HEIGHTS, IL 62208

LISTING # 3321

PROPERTY INFO:

Tenants/Units: 4
Parcel #: 03-29.0-206-071
County: IL - St. Clair
Zoning: Multi-Family

STRUCTURAL DATA:

Year Built: 1982
Floors: 2
Roof: Shingle
Construction Type: Brick

FACILITY INFO:

Parking Spaces: 8

LAND MEASUREMENTS:

Acres: 0.48 Acres
Frontage: 175
Depth: 120

PROPERTY DESCRIPTION:

4-unit multi-family investment property totaling approximately 4,020 SF, with each unit offering 2 bedrooms and 1 bath. The building also includes carports with storage lockers. The property benefits from strong visibility, convenient highway access, and proximity to established commercial and residential areas. Current occupancy, rents, and operating expenses are available upon request.



SALE INFORMATION:

Sale Price: \$299,000
Price / SF: \$74.38
CAP Rate: 5.91 %
NOI: \$17,656
GRM: 10.21

EXPENSES:

Taxes: \$6,459.00
Tax Year: 2025