



FOR SALE

901 S 74th St.,
Belleville, IL 62223

16-UNIT VALUE-ADD MULTIFAMILY INVESTMENT

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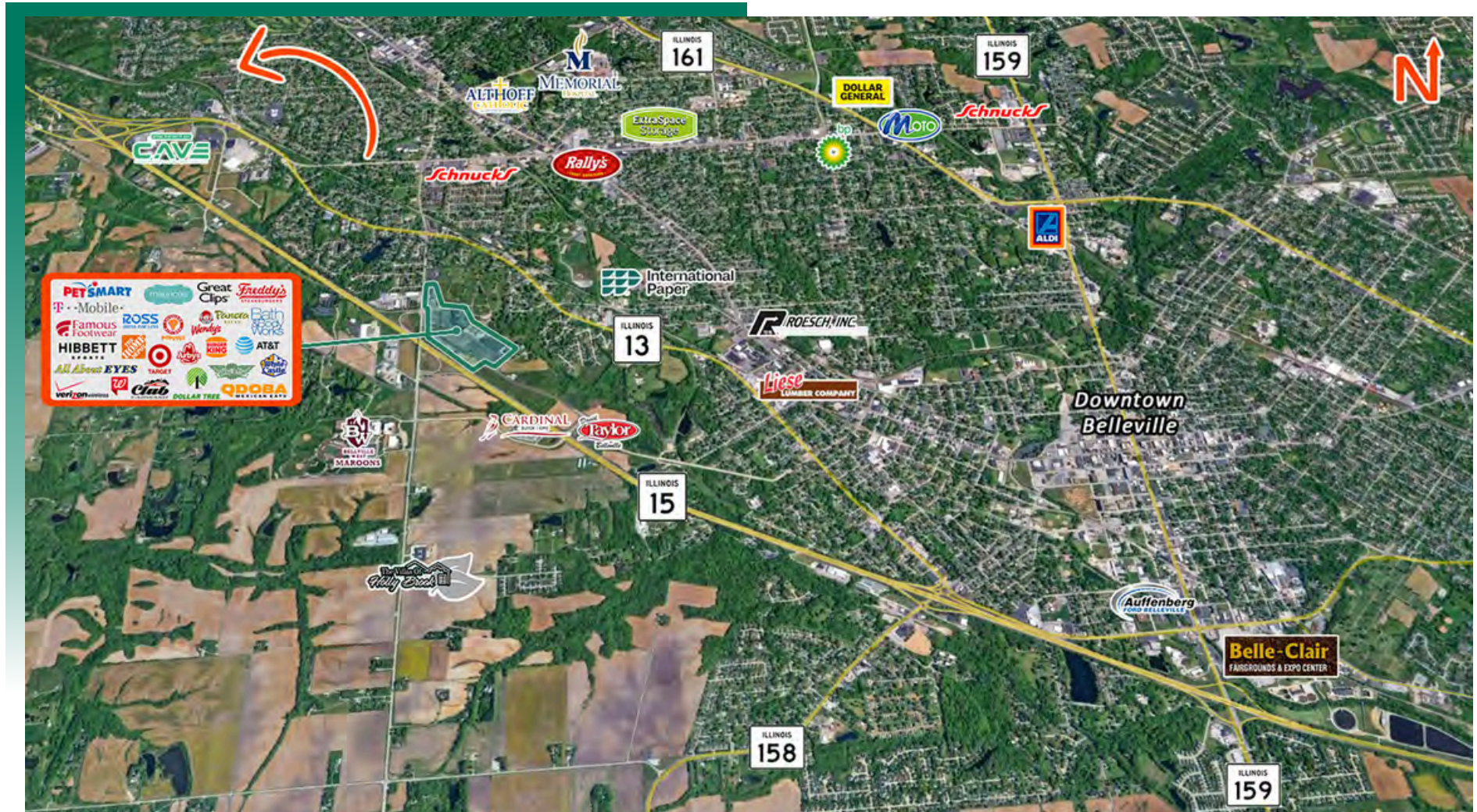
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

901 S 74th St., Belleville, IL 62223

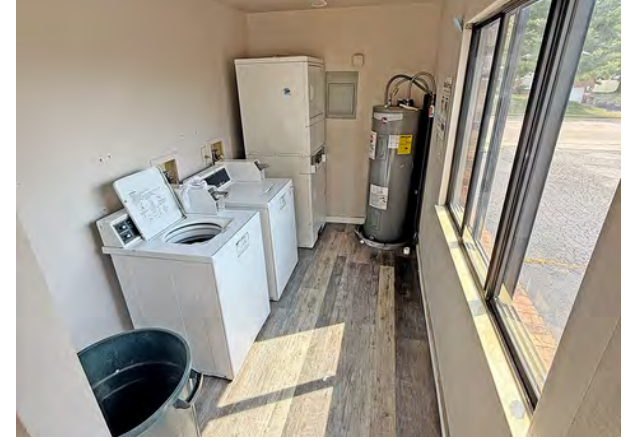


LOCATION OVERVIEW

901 S 74th Street is located in an established residential neighborhood in Belleville, Illinois, offering convenient access to retail, dining, entertainment, healthcare, schools, and employment opportunities throughout the Metro East. Proximity to Illinois Routes 15 and 159 provides regional connectivity, while Downtown St. Louis is approximately 20 minutes away. The property's suburban setting, accessibility, and nearby amenities support consistent rental demand and long-term multifamily investment potential.

PROPERTY PHOTOS & HIGHLIGHTS

901 S 74th St., Belleville, IL 62223



Current rents are below market

Upside potential through unit renovations & rental increases

Strong historical occupancy. Currently 93.75% occupied

Desirable Metro-East location

INVESTMENT PROPERTY SUMMARY

901 S 74TH ST., BELLEVILLE, IL 62223

LISTING # 3345

PROPERTY INFO:

Tenants/Units: 16
Parcel #: 07110214007
County: IL - St. Clair
Zoning: Multi-Family

STRUCTURAL DATA:

Year Built: 1984
Building SF: 9,768
Floors: 2
Roof: Shingle
Construction Type: Brick

FACILITY INFO:

Parking Spaces: 18

LAND MEASUREMENTS:

Acres: 0.45 Acres

PROPERTY DESCRIPTION:

VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY – BELLEVILLE, IL
901 S 74th Street is a 16-unit multifamily investment opportunity in Belleville, Illinois, offering strong historical occupancy, established rental demand, and significant value-add potential. Investors can increase rental income through unit renovations, market-rate rent adjustments, and operational improvements, creating opportunities for higher net operating income and long-term appreciation. Conveniently located near major employment centers, shopping, dining, and transportation corridors, the property offers a solid foundation for investors seeking rental upside in an established Metro East market.



SALE INFORMATION:

Sale Price: \$950,000
\$/Unit: \$59,375
Financials: Contact Broker