

Retail/Warehouse Facility for Sale

604 North Main St., Smithton, IL 62285



PROPERTY SUMMARY

10,000 SF First Floor Retail/Warehouse Space includes (1) 12' Dock Door and New/Improved Loading Dock. 1,600 SF Mezzanine with Offices and Private Restroom. Building is equipped with Analog Phone System and Alarm System. Asphalt Parking Lot with 35 Parking Spaces.

SALE PRICE: \$799,000

LEASE RATE: \$5.00 per SF, NNN

BARBERMURPHY

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Listing No: 1776

Retail

604 North Main Street
Smithton, IL 62285

SALE INFORMATION:

For Sale: Yes
Sale Price: \$799,000
Sale Price/SF: \$68.87
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$5.00
Lease Type: NNN
Net Charges: \$3.25
CAM Charges:
Lease Term:

Leasing Comments:

10,000 SF of Retail/Warehouse Space with 1,600 SF of Office Space. Building has Male/Female Restrooms. (1) 12' Dock Door with New/Improved Loading Dock, mezzanine with three private offices, analog phone system and alarm system. Asphalt Parking Lot with 35 parking spaces.

Comments

11,600 +/- SF Retail/Warehouse Building For Sale/Lease. New Facade and Exterior Painted in 2021. New Paint & Flooring in Office Area. LED Lighting and Interior Painted in 2021.

Total SF Available: 11,600 SF
Min Divisible SF: 11,600 SF

SQUARE FOOT INFO:

Building Total: 11,600 SF
Total Available: 11,600 SF
Direct Lease: 11,600 SF
Sublease: 0 SF
Office: 1,600 SF
Retail: 10,000 SF
Min Divisible: 11,600 SF
Max Contiguous: 11,600 SF

LAND MEASUREMENTS:

Acres: 1.19
Frontage: 157 FT
Depth: 317 FT

PROPERTY INFORMATION:

Parcel No: 13-28-401-047	TIF: No	Parking: 35
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-1	Survey: Yes	Traffic Count: 10,500
Zoning By: Smithton	Environmental: No	Property Tax: \$11,360.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Hardware Store		

STRUCTURAL DATA:

Year Built: 2008	Clearance Min: 8'	Exterior: Steel
Rehab Year: 2021	Clearance Max: 19'	Bay Spacing:
Floors: 2	Floor Drains: No	Sprinklers: No
Class: C		

Listing Broker(s)

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