Retail/Warehouse Facility for Sale



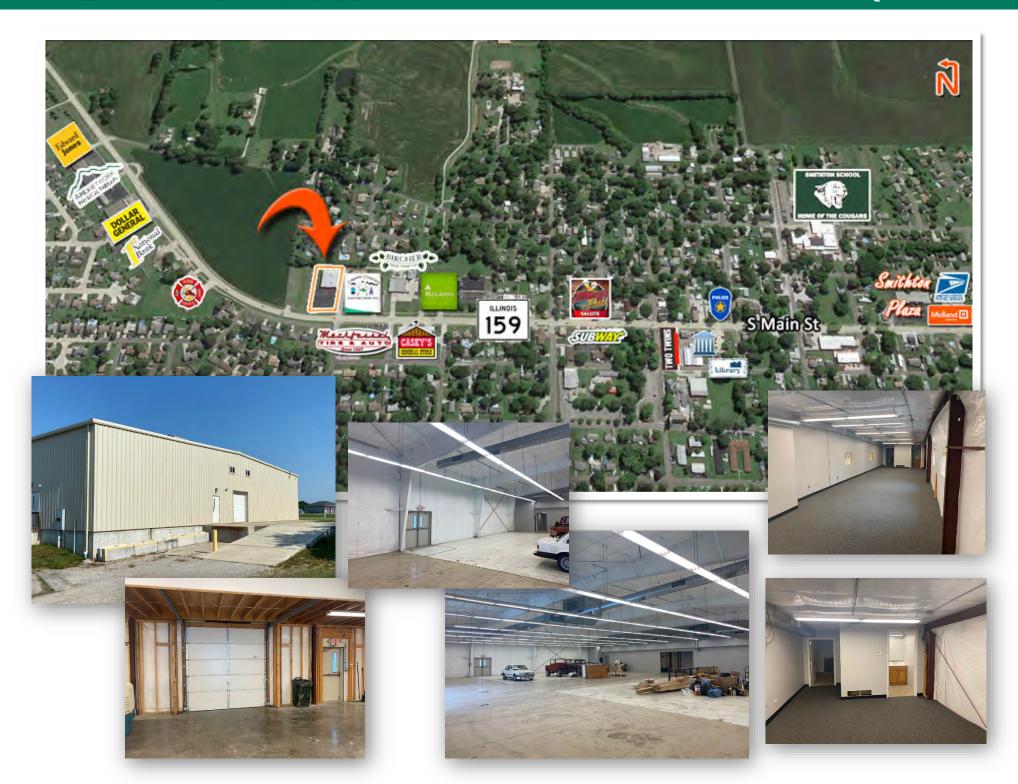
SALE PRICE: \$799,000

LEASE RATE: \$5.00 per SF, NNN



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Tony Smallmon C: 618.407.4240 TonyS@barbermurphy.com







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.

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

SQUARE FOOT INFO:

11.600 SF **Building Total: Total Available:** 11,600 SF 11,600 SF Direct Lease: 0 SF Sublease: 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

Hardware Store



PROPERTY INFORMATION:

Prior Use:

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

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.

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 C Class:

Listing Broker(s)

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

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail orother conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.