

FORMER CAR WASH FOR SALE

0.28 ACRE REDEVELOPMENT OPPORTUNITY

1302 Camp Jackson Road, Cahokia Heights, IL 62206



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Matt Barriger
C: 618.973.5507
MattB@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



PROPERTY SUMMARY

- Former car wash: 1 automatic bay, 2 self serve bays, and 1 equipment room.
- Located just off Camp Jackson Road with 12,600 ADT
- Redevelopment opportunity

SALE PRICE: \$56,000

Listing No: 1884

Retail

Carwash

1302 Camp Jackson Road
Cahokia Heights, IL 62206**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$56,000
 Sale Price/SF:
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:**Comments**

Former car wash. 2 self-serve bays, one automatic bay and equipment room. Heated aprons. Located along Camp Jackson Road next door to Dobb's and Domino's Pizza. All FF&E on site included in the sale. Superwash Franchise not included in sale.

Total SF Available: 1,638 SF
Min Divisible SF: 1,638 SF

SQUARE FOOT INFO:

Building Total: 1,638 SF
 Total Available: 1,638 SF
 Direct Lease: 1,638 SF
 Sublease: 0 SF
 Office: 0 SF
 Retail: 1,638 SF
 Min Divisible: 1,638 SF
 Max Contiguous: 1,638 SF

LAND MEASUREMENTS:

Acres: 0.28
 Frontage: 104 FT
 Depth: 118 FT

PROPERTY INFORMATION:

Parcel No: 06-11.0-201-033	TIF: No	Parking: 20
County: St. Clair	Enterprise Zone: No	Surface Type: Concrete
Zoning: Commercial Business	Survey: No	Traffic Count: 12,600
Zoning By: Cahokia Heights	Environmental: No	Property Tax: \$5,718.64
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Car Wash		

**STRUCTURAL DATA:**

Year Built: 1990	Clearance Min: 10	Exterior: Brick & Block
Rehab Year: N/A	Clearance Max: 14	Bay Spacing: N/A
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class:		

Listing Broker(s)

Matt Barriger
 Office: (618) 277-4400
 mattb@barbermurphy.com
 Cell: (618) 973-5507