

FOR SALE

3315-3323 Mississippi Ave
Cahokia Heights, IL 62206



SASAK PLAZA - RETAIL CENTER FOR SALE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub

Managing Broker

Cell: (618) 570-8344

johne@barbermurphy.com



AREA MAP

3315-3323 MISSISSIPPI AVENUE (IL-3), CAHOKIA, IL 62206



LOCATION OVERVIEW

Sasak Plaza is located in a high traffic, high visibility location on Rt 3 (Mississippi Ave) with 20,000 ADT. Its close proximity to St. Louis, Mo offers convenient access to the major metropolitan area. Access to Interstates 55/40/64 less than 1 mile away.



20,000 ADT



Monument Signage



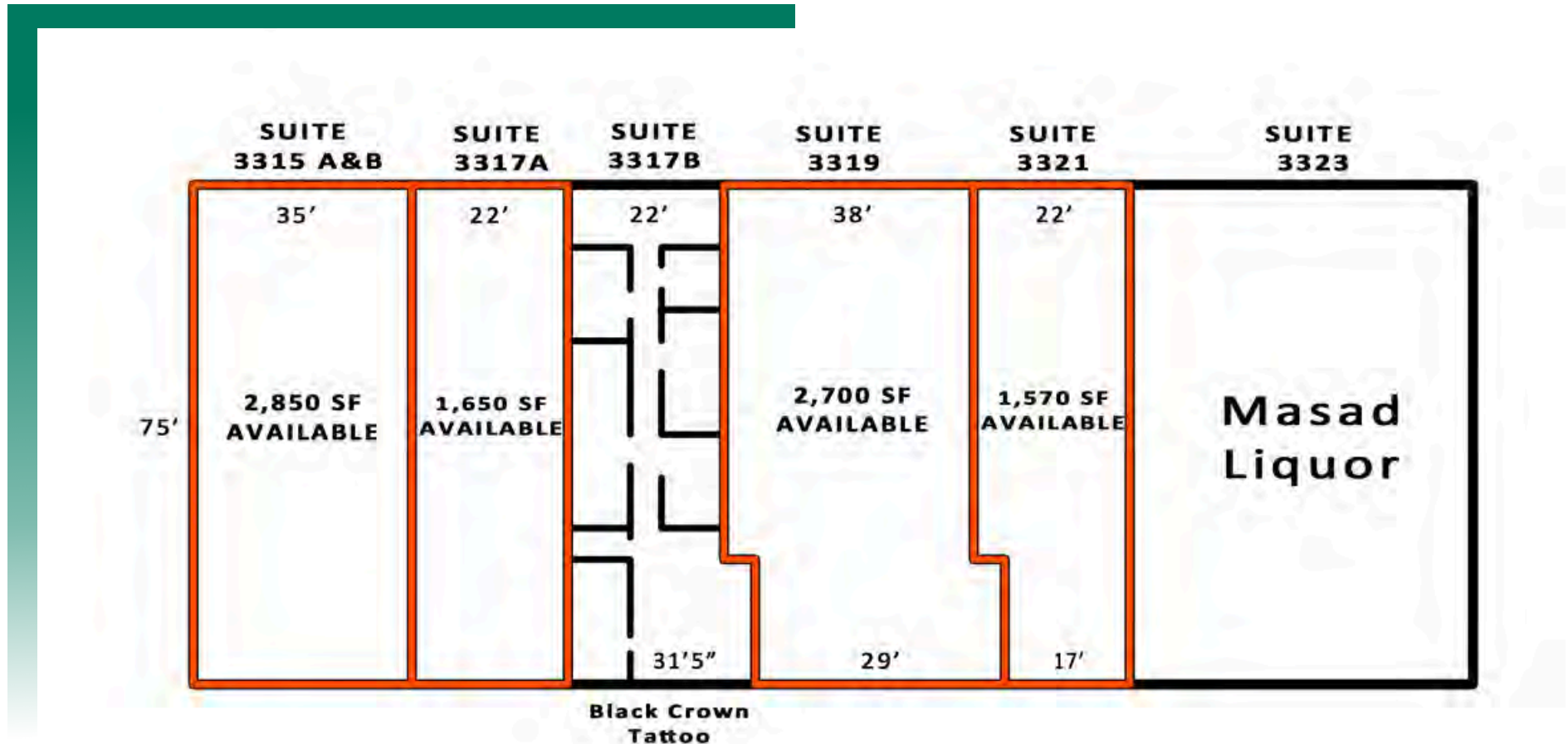
40
Parking Spaces



FLOOR PLAN

3315-3323 MISSISSIPPI AVENUE (IL-3), CAHOKIA, IL 62206

SASAK PLAZA



SUITE 3315 A/B - 2,850 SF
SUITE 3317A - 1,650 SF
SUITE 3317B - BLACK CROWN TATTOO
SUITE 3319 - 2,700 SF
SUITE 3321 - 1,570 SF
SUITE 3323 - MASAD LIQUOR

Value Add Investment Opportunity - 6 Bay Retail Center

- New roof 2022
- parking lot sealed and striped 2022
- new common area LED lighting 2021
- Suite 3317B New HVAC installed 2021
- Suite 3319 New HVAC and duct work 2022

RETAIL PROPERTY SUMMARY

3315-3323 Mississippi Ave., Cahokia, IL 62206

#1043

SALE INFORMATION:

Sale Price: \$1,200,000
Sale Price/SF: \$78.82

SQUARE FOOT INFO:

Building Total: 15,225 SF
Total Available: 8,770 SF
Direct Lease: 8,770 SF
Sublease: 0 SF
Office: 8,770 SF
Min Divisible: 1,570 SF
Max Contiguous: 4,500 SF

PROPERTY INFORMATION:

Parcel No: 01-35.0-102-003
County: St. Clair
Zoning: B-2, Commercial
Business
Zoning by: Cahokia
Complex: Sasak Plaza
Parking: 40
Traffic Count: 20,000
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax: \$20,290
Tax Year: 2023



STRUCTURAL DATA:

Year Built: 1983
Rehab Year: 2023
Building Class: -
Clearance Min: -
Clearance Max: 9'
Roof: -
Exterior: Brick
Floors: 1
Signage: -

COMMENTS:

Investment opportunity - 6 bay retail center.
New roof 2022, parking lot sealed and striped 2022, new common area LED lighting 2021, Unit 3317B New HVAC installed 2021
Unit 3319 New HVAC and duct work 2022.
Additional 6 acres located behind the center.
Potential for storage facilities or truck lot.



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