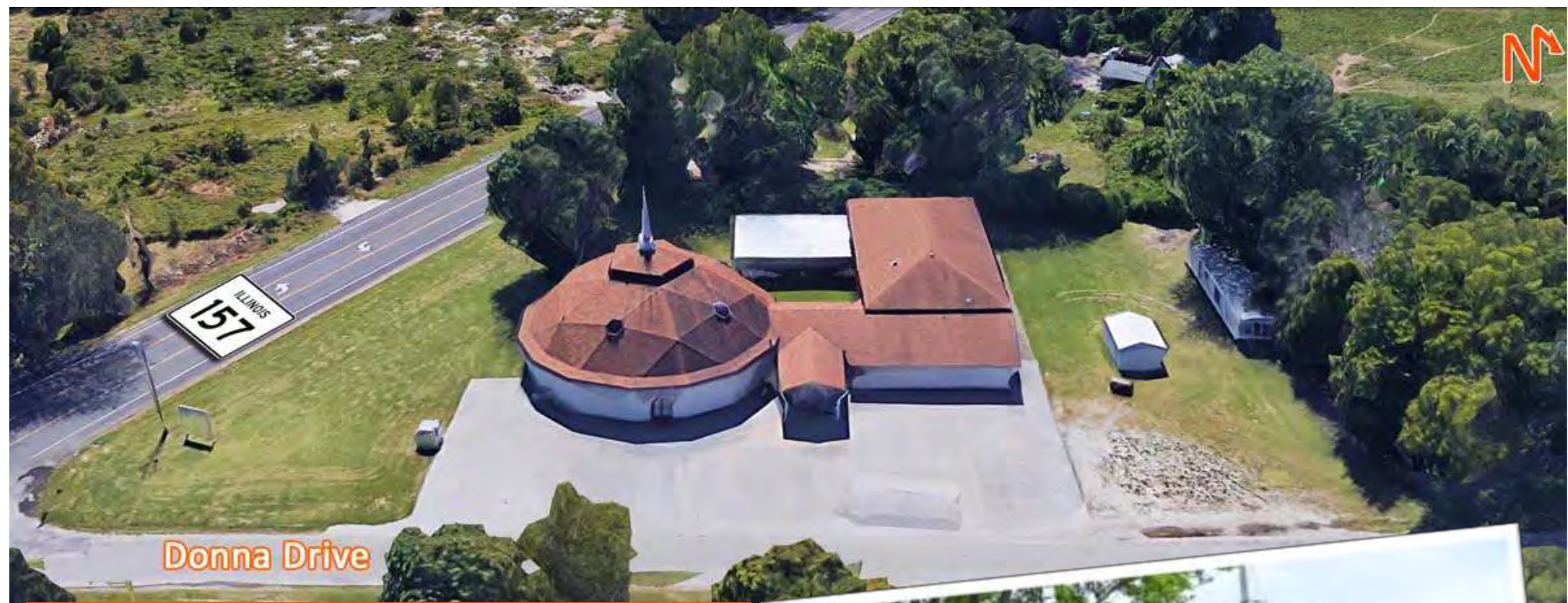


Religious Facility for Sale

2456 Donna Drive
Cahokia, IL 62206



- 16,200 SF Church on 1.4 Acres for Sale
- 12,200 SF on Main Level; 4,000 SF on 2nd Level
- 4,600 SF Sanctuary seats 220+
- Fellowship Hall, Kitchen, 14+ Classrooms
- New Roof 2017
- Newer Bosch Instant Hot Water Heater

Sale Price: \$125,000



BARBERMURPHY

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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.





Listing No: 2097

Religious Facility

2456 Donna Drive
Cahokia, IL 62206

SALE INFORMATION:

For Sale: Yes
Sale Price: \$125,000
Sale Price/SF: \$7.72
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

16,200 SF church with 12,200 SF on the main level and 4,000 SF on the second floor. 4,600 SF sanctuary, Seating for 220+, 14+ classrooms, kitchen and fellowship hall. Roof was replaced in 2017. Newer Bosch instant hot water heater.

Total SF Available: 16,200 SF
Min Divisible SF: 16,200 SF

SQUARE FOOT INFO:

Building Total: 16,200 SF
Total Available: 16,200 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 16,200 SF
Retail: 16,200 SF
Min Divisible: 16,200 SF
Max Contiguous: 4,600 SF

LAND MEASUREMENTS:

Acres: 1.40
Frontage: 216 FT
Depth: 384 FT

PROPERTY INFORMATION:

| | | | |
|-----------------------------------|----------------------------|-----------------------|---------|
| Parcel No: 07-08.0-108-023 | TIF: No | Parking: | |
| County: St. Clair | Enterprise Zone: No | Surface Type: | Asphalt |
| Zoning: SRMH | Survey: No | Traffic Count: | 7,400 |
| Zoning By: St Clair County | Environmental: No | Property Tax: | \$0.00 |
| Complex: | Archaeological: No | Tax Year: | 2018 |
| Prior Use: Church | | | |



STRUCTURAL DATA:

Year Built: **Clearance Min:** **Exterior:** brick and siding
Rehab Year: 2006 **Clearance Max:** **Bay Spacing:**
Floors: 1 **Floor Drains:** **Sprinklers:**
Class:

Listing Broker(s)

Joe Hardin
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 joe@barbermurphy.com
 Cell: (618) 660-8759