

For Sale > Investment/Redevelopment Site

1718 North Illinois, Swansea, IL 62226



- 19,700 ADT on Route 159 and 22,400 on IL Route 161
- 191' of Frontage on IL Route 159 at Lighted Intersection
- Located in TIF I & Swansea Business District
- Currently Leased to TitleMax thru August 2023 - 5.5% CAP Rate

Sale Price: \$750,000



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: 2100

Retail
Total SF Available: 1,827 SF
Min Divisible SF: 1,827 SF

1718 North Illinois St
 Belleville, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$750,000
Sale Price/SF: \$410.00
CAP Rate: 5.50
GRM:
NOI: 34,063

LEASE INFORMATION:

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

Leasing Comments:

Comments

For Sale Investment/Re-Development Site. Located in Swansea TIF I and Business District. Hard Corner of IL Route 159 (N. Illinois) & IL Route 161 (North Belt West) in Swansea, IL. Currently Leased to TitleMax thru August 2023. Join Aldi's & Bank of America on the Southwest Corner. Cross Corners include Jack in the Box, CVS and Bank of Springfield.

SQUARE FOOT INFO:

Building Total: 1,827 SF
Total Available: 1,827 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 1,827 SF
Retail: 1,827 SF
Min Divisible: 1,827 SF
Max Contiguous: 1,827 SF

LAND MEASUREMENTS:

Acres: 0.38
Frontage: 191 FT
Depth: 130 FT

PROPERTY INFORMATION:

Parcel No: 08-16.0-406-020	TIF: Yes	Parking: 28
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Highway Business	Survey: No	Traffic Count: 19,700
Zoning By: Village of Swansea	Environmental: Yes	Property Tax: \$6,737.00
Complex: Aldi's	Archaeological: No	Tax Year: 2018
Prior Use: BP Gas Station		

STRUCTURAL DATA:

Year Built: 1971	Clearance Min: 8'	Exterior: Brick
Rehab Year: 2000	Clearance Max: 12'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class: C		

Listing Broker(s)

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