

**FOR SALE
OFF-MARKET
Value-Add
Duplex**

**48/50 Eastland
Belleville, IL
\$179,000**



Brendan Barone
Broker/Director-Commercial Division
H3 Capital Real Estate LLC
(618) 606-3829 cell

2 Butternut Ln., Glen Carbon, IL 62034
FrontRunnerCommercial.com



Fully Occupied Duplex 2 BD 1 BA
2,344 SF Total Building Area
Living Room & Large Family Room
Attached Garage for Each Unit
Built in 1991

12-minute Drive to Scott Air Force
Base

Current Rents: \$825/Month

Market Rents approx. \$1,200/Month

Tenants are month-to-month

Gross Annual Income: \$19,800

Potential Gross at Market: \$28,800

2025 Real Estate Taxes: \$5,100 Total
Crawl Space

Parcel #: 08-14.0-402-088 &



**Ready to Sell your Rental Properties?
Get Top Dollar!
Call Brendan Barone 618-606-3829**



Information here is not warranted and subject to change without notice. We assume no liability for errors on items included and quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's Tenants/Independent investigation.