Retail/Stores

Status:	**NEW**	MLS #:	**12628052**	List Price:	**$199,000**
Area:	**7492**	List Date:	**04/28/2026**	Orig List Price:	**$199,000**
Address:	**3101-3103 Sycamore St , Cairo, IL 62914**	List Dt Rec:	**04/28/2026**	Sold Price:	
Directions:	**On Sycamore/51st between 31st and 32nd.**				
Sold by:		Mkt. Time (Lst./Tot.):	**1/1**	Rented Price:	
Closed Date:		Contract:		Lease Price SF/Y:	
Off Mkt Date:		Concessions:		Mthly. Rnt. Price:	
Township:		Unincorporated:		Ann. Passthru. $/SF:	
		Subdivision:		County:	**Alexander**
Zoning Type:		Year Built:	**1965**	PIN #:	**12234580010000**
Actual Zoning:	**Comm**	Relist:		Multiple PINs:	**No**
		List Price Per SF:	**$4.98**	Min Rentbl. SF:	**0**
Subtype:	**Free Standing Store**	Sold Price Per SF:	**$0**	Max Rentbl. SF:	**0**
Lot Dimensions:	**200 x 350**	Lot Size Source:			
Apx. Tot. Bldg SF:	**40000**	# Stories:	**1**	# Units:	
Land Sq Ft:	**7000**	Gross Rentbl. Area:		Unit SF:	**40000**
Net Rentable Area:		# Tenants:		Lease Type:	
		Estimated Cam/Sf:		Est Tax per SF/Y:	
Mobility Score:	**-** ?				

Remarks: **Position your business for visibility and growth! Situated on approximately 1.6 acres, the property features a prominent front parking lot for customers and staff, along with a private, rear fenced courtyard-perfect for secure storage, outdoor operations, or additional functional space. Formerly a department store, the property retains all major mechanical systems, providing a valuable head start for redevelopment or repurposing. Inside, the expansive layout offers flexible configurations to suit a wide range of business needs. With strong street presence, easy ingress and egress, and convenient access to major thoroughfares; this property is well-positioned for a variety of commercial ventures. Don't miss this opportunity to establish or expand your business in a location with both space and potential.**

Frontage Acc:	Construction:	Air Conditioning: **None**
Current Use:	Exterior:	Electricity: **Other**
Known Encumbrances:	Foundation:	Heat/Ventilation: **Other**
Location:	Roof Structure:	Fire Protection: **Other**
# Drive in Doors: **0**	Roof Coverings:	Water Drainage:
# Trailer Docks: **0**	Docks:	Utilities To Site:
Ceiling Height:	# Parking Spaces:	Tenant Pays:
	Indoor Parking:	HERS Index Score:
	Outdoor Parking:	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available:	Green Feats:
	Misc. Inside:	Backup Info:
	Floor Finish:	Sale Terms:
		Possession:

Financial Information

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: **$0**	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: **$6,625**	Net Operating Income Year:	Cap Rate:
Tax Year: **2024**	Total Annual Expenses:	Expense Year:
Special Assessments: **Unknown**	Expense Source:	Loss Factor:
Fuel Expense ($/src): **/**	Frequency: **Not Applicable**	Water Expense ($/src): **/**
Trash Expense ($/src): **/**	Electricity Expense ($/src): **/**	Other Expense ($/src): **/**
Operating Expense Includes:	Insurance Expense ($/src): **/**	

Broker Private Remarks: **Submit all offers or LOIs with proof of funds to team@pvrco.com. No interior access.**

Does seller agree to display on VOW?: **Yes**	Remarks on Internet?: **Yes**	Broker Owned/Interest: **No**
VOW AVM: **No**	VOW Comments/Reviews: **No**	Lock Box:
Listing Type: **Exclusive Right to Sell**	Address on Internet: **Yes**	
Does seller agree to display online / Comments on IDX? : **Yes / No**		
	Call for Rent Roll Info:	
Information: **Other-See Remarks**	Cont. to Show?:	Expiration Date: **07/24/2026**
Showing Inst: **No Interior Access. Exterior viewings only.**		
Broker: **Parkvue Realty Corporation (16339) / (312) 788-4040**		
List Broker: **Anthony Disano (106496) / sales@parkvuerealty.com**		
CoList Broker:		More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.