

PRICE REDUCED

FOR SALE

102 South Main St.
Smithton, IL 62285



MIXED-USE INVESTMENT OPPORTUNITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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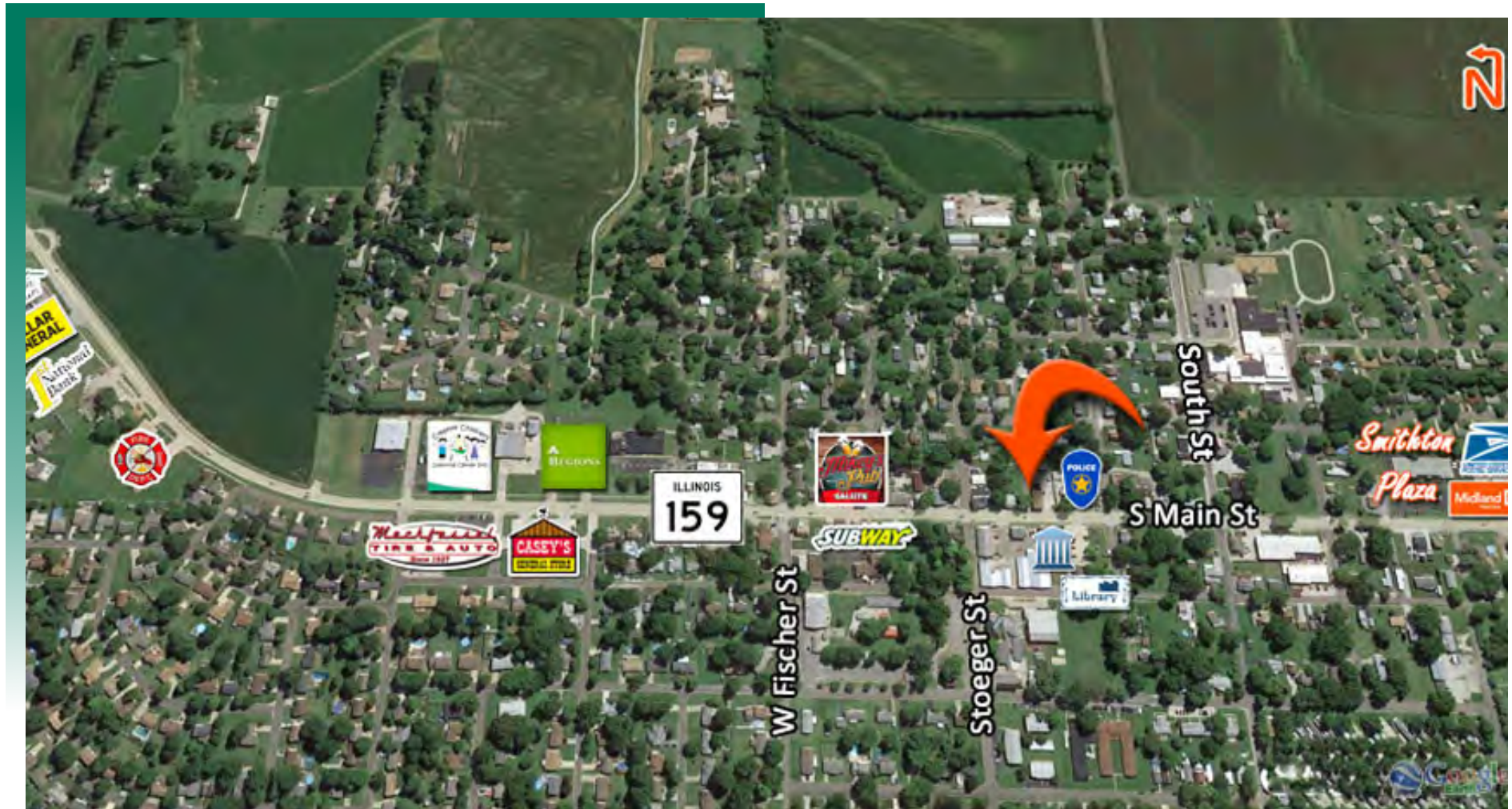
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP & PROPERTY OVERVIEW

102 South Main St. Smithton, IL 62285



LOCATION OVERVIEW

Located on the North/South thoroughfare of Illinois 159.

PROPERTY OVERVIEW

1 commercial tenant, 3 apartments (2-1 bedroom & 1 studio) and 1 single-family (1-bedroom). All situated on one parcel.

Sale Price: \$195,000

INVESTMENT PROPERTY SUMMARY

102 SOUTH MAIN STREET

LISTING #2565

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 13-33-0-210-011
County: IL - St. Clair
Zoning: B-1 - Smithton

STRUCTURAL DATA:

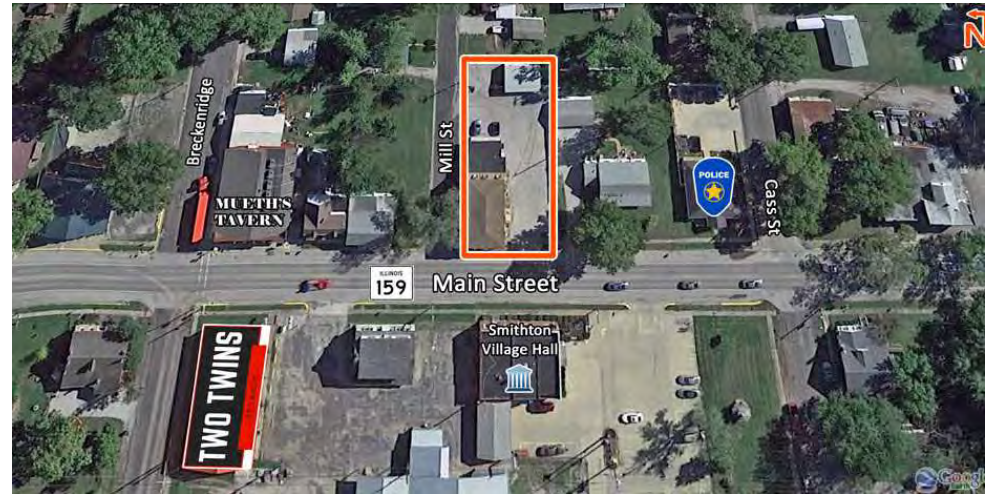
Year Built: 1868
Yr Renovated: 1950
Floors: 2
Roof: Shingle & Flat

LAND MEASUREMENTS:

Acres: 0.31 Acres

PROPERTY DESCRIPTION:

Mixed use investment property consisting of 1 commercial tenant, 3 apartments (2-1 bedroom & 1 studio) and 1 single-family (1-bedroom). Updates throughout. All situated on one parcel.



SALE INFORMATION:

Sale Price: \$195,000
Price / SF: \$35.61
CAP Rate: 7.7 %
NOI: \$15,419.98
GRM: 6.03

INCOME:

Gross Rental Income: \$35,340.00
Total Income: \$35,340.00

EXPENSES:

Taxes: \$5,786.02
Tax Year: 2024
Insurance: \$3,800.00
Utilities: \$9,470.00
CAM: \$1,164.00
Total Expenses: \$19,920.02