

FOR SALE

**NNN LEASES – 100% OCCUPANCY
10,000 SF MEDICAL OFFICE BUILDING
3 PROFESSIONAL DR. ALTON, IL**

**\$1.75MM
8.6% CAP**

■ 618-202-4500 office ■ WWW.CHOOSSEKWG.COM ■ 6150 TRACE PARKWAY DR. EDWARDSVILLE, IL 62025 ■



- > Asking Price \$1,750,000
- > (3) Tenant Building at 100% occupancy
- > 1.57 Acres > Built in 1996 > Brick Building
- > 2023 Property Taxes: \$34,351
- > 72 surface parking spaces
- > 30,000 VPD on Homer Adams Prkwy
- > All (3) Leases are NNN & have annual rate bumps
- > Annual Net Income thru July 2026: \$150,152
- > CAP Rate: 8.6%
- > Parcel #: 23-2-08-08-05-101-056



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	801	3,446	5,932
Total Population	1,513	6,995	11,964
Average HH Income	\$54,887	\$51,103	\$48,144



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