



FOR SALE
1325 Camp Jackson Rd,
Cahokia Heights, IL

PROPERTY HIGHLIGHTS

\$185,000
ASKING PRICE

3,164 SF
AVAILABLE

0.44 AC
TOTAL LAND AREA

PROPERTY UPDATES:

- New roof in 2023
- New exterior paint in 2024
- New LVP flooring in retail showroom
- Interior painted in 2024

LOCATION HIGHLIGHTS:

- 3,164 sq ft
- .44 Acre lot
- 18 space parking lot
- HUGE 15.3% cap upside potential to lease as NNN
- Surrounded by national retailers on main strip of Cahokia Heights
- Currently being used as a single tenant space, this space can easily be converted back to accommodate two tenants
- Separate entrances, HVAC, gas, and electric
- Large open retail showroom in each unit
- Currently leased until June 30th at \$3,000 per month gross



PROPERTY HIGHLIGHTS

SUMMARY	1 MILE
POTENTIAL RENT	\$44,739.00
TAXES (2024)	\$7,172.00
INSURANCE	\$6,814.00
LANDSCAPING	\$650.00
UTILITIES	\$1,754.00
PROPERTY MANAGEMENT	\$1,350.00
TOTAL PROPERTY EXPENSES	\$17,740.00
EXPENSES PSF	\$5.61
RENT \$9/PSF + NNN	\$46,216.00
NOI	\$28,476.00



FLOOR PLAN

