



 [Schedule a Showing](#)

MLS #: EB451676 **St:** Active **Cat:** Commercial **LP:** \$1,588,100
County: Jackson **Type:** Multi-Family **Virtually Stage Y/N:**
Addr: 405 S ASH Street **Unit #:**
City: Carbondale IL **Zip Code:** 61901
Legal:

Tot Bldg SqFt: 0	Sale: Yes	Lease: No
Office SqFt:	Lease \$/Mo:	Lease Type:
Avail SqFt: 0	Lease \$/SqFt:	Lease Renewal
Warehse	Stories:	Lease \$/SqFt Ann
CAM \$/SqFt:	Parking Spcs:	Subsqft Sale to Tenant:

Handicap Mod:	# of Bldgs:	Year Built:	Udgrd Strg Tank:
Apx Lot SqFt:	# of Units: 118	Apx Acres:	Zoning: R3
Agent Owned: No	Agent Related to Seller: No	NDA:	100-Yr Flood

Directions: Various locations in Carbondale on Walnut, Forest, Cherry, Ash, Hester, College and Hayes.

Annual Taxes: \$0.00	Exemptions:	Tax Incentive:	Projected Exp (IV):
Parcel ID: 15-21-181-003	15-21-184-006	15-21-184-017	15-21-152-021
# Dock Doors:	# Rail	# Seats:	Sprinkler:
# Seats:	Sprinkler:	Sec Sys:	Corn Suitability Rating/PI:
			Projected Inc (IV):
			Total Passthru Cost:

Agent Remarks The seller will consider selling these units in smaller lots or individually and prices are listed on the spreadsheet. For more photos and details, see campusviewrentals.com. Contact Rolf Schilling 618-303-0700 for more info.

Public Remarks THE LARGST PACKAGE OF INDIVIDUAL RENTAL HOUSING OFFERED IN CARBONDALE! There are 23 properties (with 39 units/118 bedrooms) included in this package. These are free standing houses converted to apartments, but easily reconfigured for single family. Most have ample onsite parking. Details are attached for the individual properties. The seller is retiring and has chosen not to rent the units at this time, so you can adapt the rents to your needs. Details and disclosures are available upon request. Potential income is \$432,000/yr.

FEATURES

LOCATION Neighborhood
FRONTAGE/ACCESS City Street
OTHER ACCESS None
SEWER SOURCE Public Sewer
OWNERSHIP L.L.C.
AVAIL AT LIST OFFICE Other Docs
TAX INCENTIVE None
POSSIBLE FINANCING Cash, Conventional
SHOWING INSTRUCTIONS Text/Call Listing Agent
WATER SUPPLY City on Premises

Industrial / Office/ Retail /Multi-Family / Restaurant / Investment

SALE/LEASE INCLUDES Building
HEATING Gas, Electric, Heat Pump
COOLING Central Air, Wall/Window
WALL CONSTRUCTION Frame
FLOORING Tile/Vinyl, Carpeted
ROOF CONSTRUCTION Comp Shingle
EXTERIOR FINISH Wood Siding, Vinyl
INSULATION Unknown
BUILDING DESCRIPTION 1 Story, 2 Story
AMENITIES Cable

Land and Farm

Land with a House

Owner: Campus View Rentals LLC	Also Ref MLS#:
LO: COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701	Off License # 478027382
LA: ROLF R SCHILLING - Pref: 618-303-0700 List	Agt License # 471012048
LA Email: anke@midwest.net	Appointment Desk Phone: 618-303-0700 Cell:
CLA:	Cell: LD: 12/18/2023
OLA:	Cell: XD: 12/12/2024
Co-Op Comp (Sale) 3	Co-Op Comp (Lease) Var Comm Rate List Type: Exclusive Right to Sell

OLP: \$1,588,100	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	DOM: 0 CDOM: 0
Concessions \$	Sold Conc Info	Selling Team:
Buyers Name:	Lender/Mortgage Co	