



# FOR SALE: MULTI-FAMILY INVESTMENT OPPORTUNITY

1832 Cleveland Blvd., Granite City, IL 62040

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

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# AREA MAP

1832 Cleveland Blvd., Granite City, IL 62040



## LOCATION OVERVIEW

Located approximately 10 miles northeast of St. Louis, MO and is part of the Metro-East region. The city is home to several parks, restaurants, and businesses.

# PROPERTY PHOTOS

1832 Cleveland Blvd., Granite City, IL 62040

FRONT



SIDE



MIDDLE OF BUILDINGS



REAR



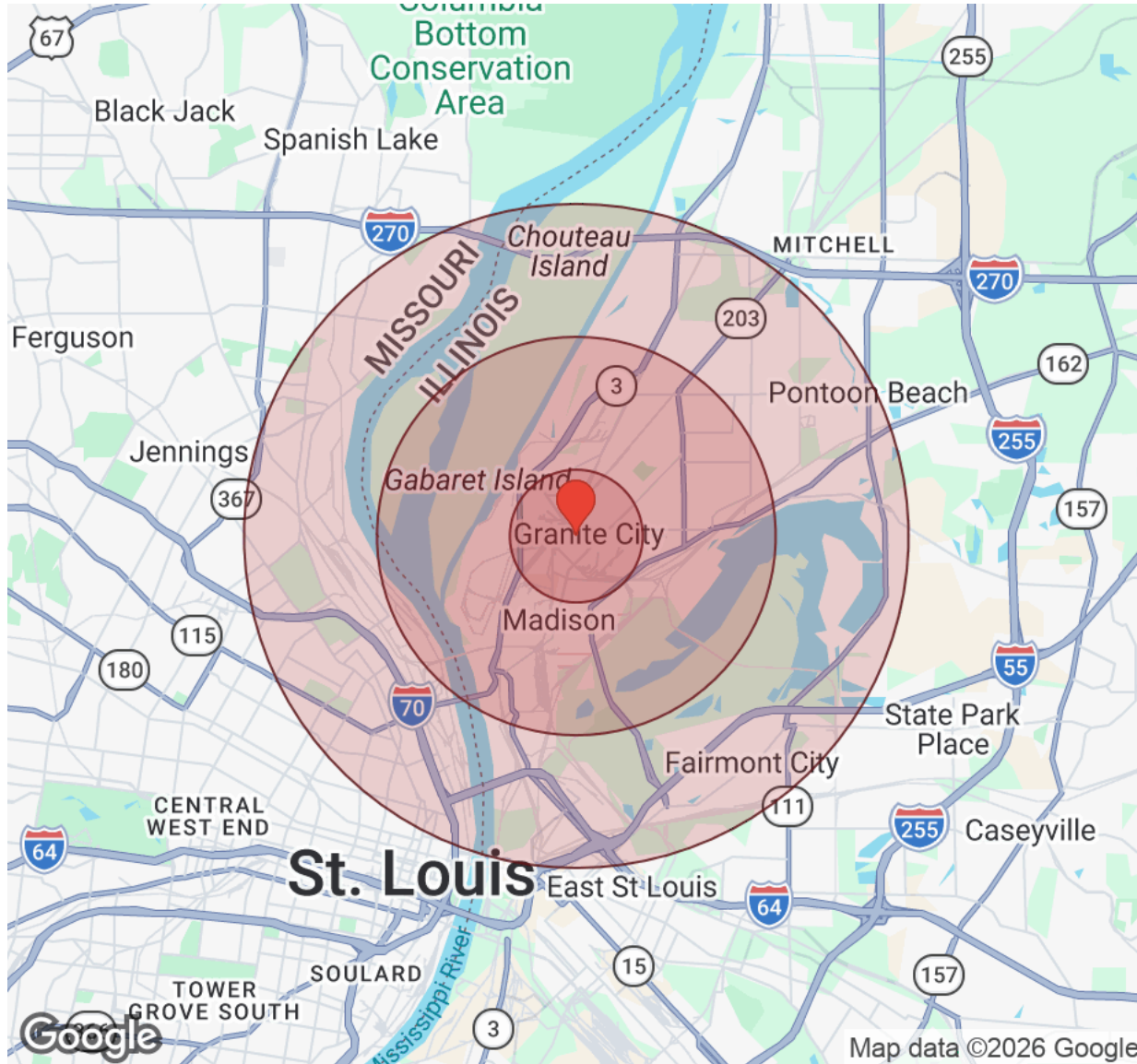
Fully occupied by Chestnut  
Healthcare

Tenant managed and  
maintained

Near a variety of parks and  
recreation

# DEMOGRAPHICS

1832 CLEVELAND BLVD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,660	13,647	41,284
Female	3,586	14,197	44,439
Total Population	7,246	27,844	85,723

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,862	18,820	37,015
Black	1,551	6,148	41,567
Am In/AK Nat	12	39	120
Hawaiian	N/A	N/A	N/A
Hispanic	590	1,952	4,672
Asian	26	150	454
Multiracial	193	691	1,749
Other	12	42	137

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,423	13,279	44,159
Occupied	3,045	12,062	36,388
Owner Occupied	1,637	7,360	19,009
Renter Occupied	1,408	4,702	17,379
Vacant	378	1,217	7,770

Income	1 Mile	3 Miles	5 Miles
Median	\$58,600	\$60,199	\$51,931
Under \$15k	411	1,258	6,186
\$15k - \$25k	227	790	3,680
\$25k - \$35k	213	1,015	3,076
\$35k - \$50k	402	1,670	4,606
\$50k - \$75k	623	2,745	7,165
\$75k - \$100k	529	1,666	4,095
\$100k - \$150k	444	1,859	4,557
\$150k - \$200k	122	644	1,726
Over \$200k	74	415	1,296

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# INVESTMENT PROPERTY SUMMARY

1832 CLEVELAND BLVD

LISTING # 2707

## PROPERTY INFO:

Tenants/Units: 13  
Parcel #: 22-2-19-24-08-204-005  
County: IL - Madison  
Zoning: Multi-Family

## STRUCTURAL DATA:

Year Built: 1980  
Yr Renovated: 1980  
Floors: 2  
Roof: Shingle  
Construction Type: Brick

## FACILITY INFO:

Parking Spaces: Common - Concrete  
Heating: HVAC  
Cooling: HVAC

## LAND MEASUREMENTS:

Acres: 0.23 Acres

## PROPERTY DESCRIPTION:

13 Unit all-brick apartment complex consisting of 2 buildings. There are (8) 1 Bedroom units and 4 studio apartments. The basement is available as an apartment. Fully leased out to Chestnut Health Systems, with the exception of the basement. Landlord pays property taxes, insurance, and utilities.



## SALE INFORMATION:

Sale Price: \$1,500,000  
Price / SF: \$268.82  
CAP Rate: 6.2 %  
NOI: \$93,029  
GRM: 12.97

## INCOME:

Gross Rental Income: Call Broker

## EXPENSES:

Taxes: \$4,806.00  
Tax Year: 2023  
Utilities: \$12,960  
Total Expenses: \$22,651

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