

FOR SALE 37,000 SqFt NO MONEY DOWN



- ◆ Rights to the roof top lease with AT&T can be sold for \$475,000 at Closing.
- ◆ Use this money for your down payment and have additional funds to remodel the 3rd & 4th floor, converting those floors to residential.

7 N High Belleville, IL 62226

- ◆ Nearly 37,000 SqFt available FOR SALE
- ◆ Offered at **\$1,700,000**
- ◆ Ideal for mixed use. Residential conversion on upper floors, Office on the 2nd floor, and retail on the 1st floor
- ◆ **NO MONEY DOWN** – Sell the rights to the cell tower for \$475,000 at Closing
- ◆ Roughly \$166k Gross Income in place
- ◆ 2 buildings and 1 parking lot (65 spaces)



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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.