

FOR **SALE**

1411 Camp Jackson Rd.
Cahokia Heights, IL 62206



3,575 SF RETAIL BUILDING

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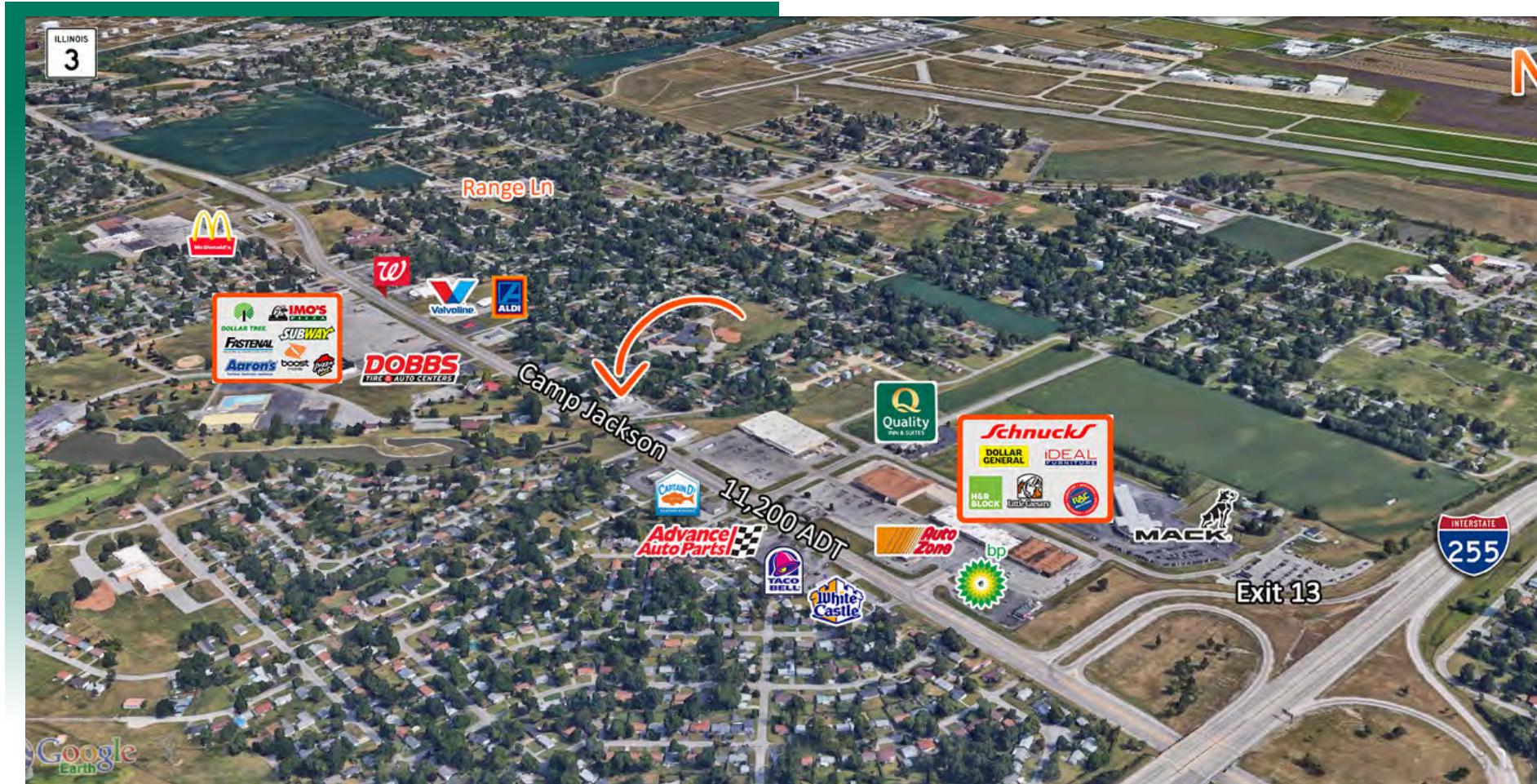
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1411 Camp Jackson Rd., Cahokia Heights



LOCATION OVERVIEW

Located at 1411 Camp Jackson Road in Cahokia Heights IL, this retail property sits on a high-traffic corridor with 11,200 daily vehicles. The site features commercial zoning, multiple access points, and strong visibility in an area populated by complementary businesses including fast food, gas stations, and auto services. The property benefits from direct road frontage, adequate parking, and established commercial infrastructure along a major retail corridor.

PROPERTY PHOTOS

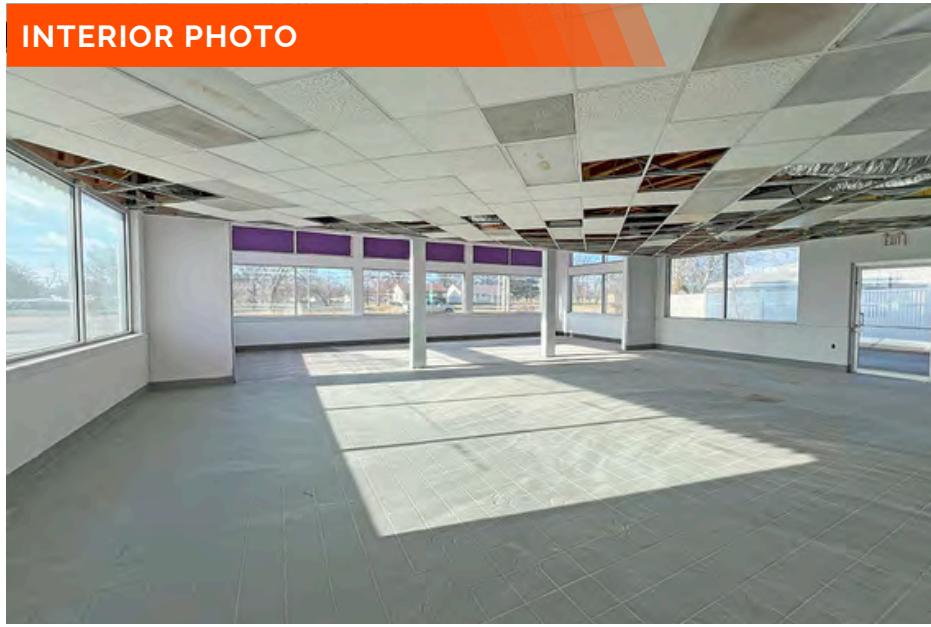
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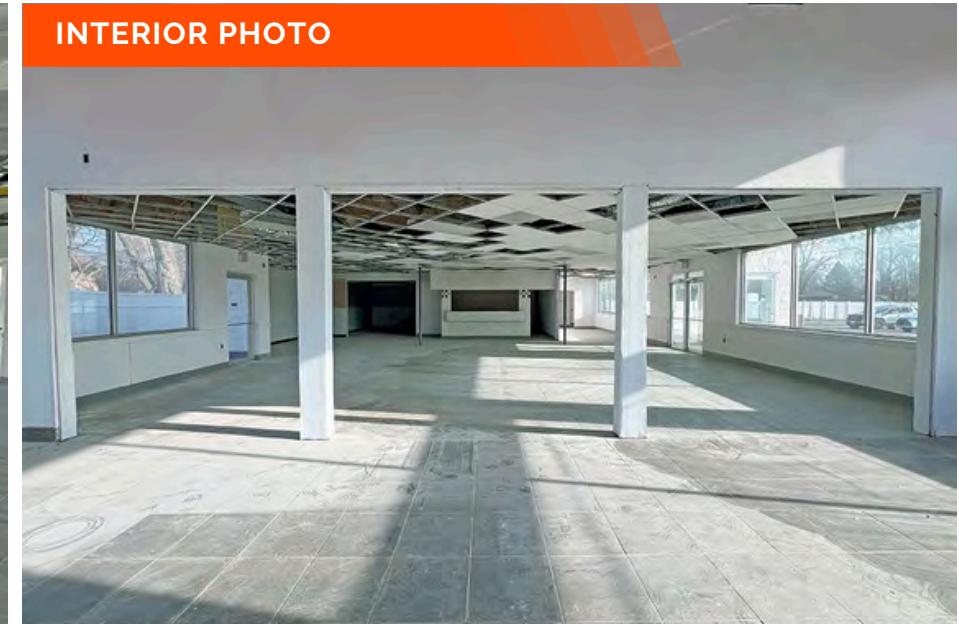
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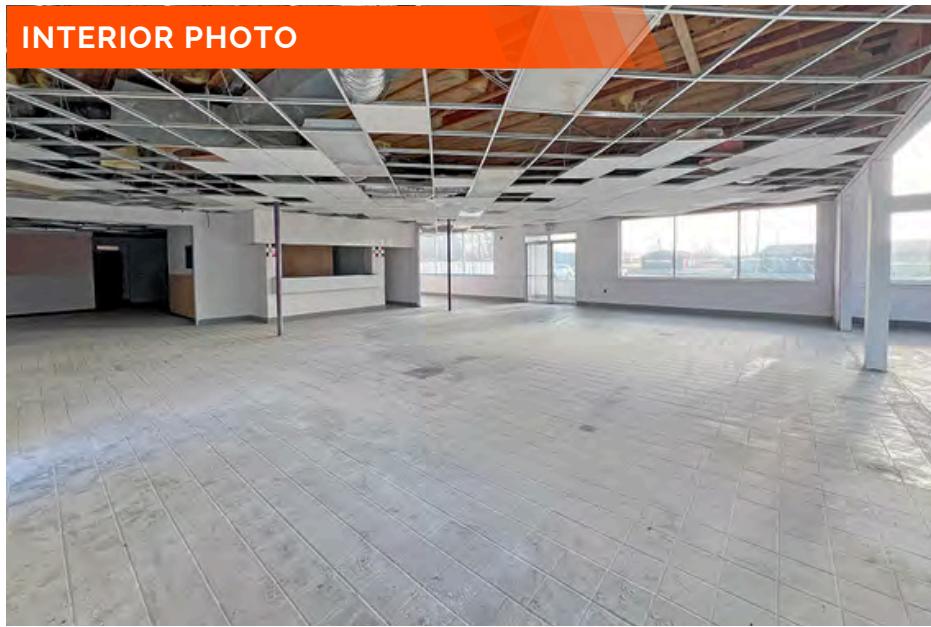
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

1411 CAMP JACKSON RD

LISTING # 3019

LOCATION DETAILS:

Parcel #: 06-11-0-213-013 & 06-11-0-213-027
County: IL - St. Clair
Zoning: Commercial



PROPERTY OVERVIEW:

Building SF: 3,575
Min Divisible SF: 3,575
Max Contig SF: 3,575
Retail SF: 3,575
Signage: Monument
Lot Size: 0.79 Acres
Frontage: 162
Depth: 175
Parking Spaces: 42
Parking Surface Type: Asphalt

SALE/LEASE INFORMATION:

Sale Price: \$189,000
Price / SF: \$52.87

FINANCIAL INFORMATION:

Taxes: \$19,507.32
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 11,200

PROPERTY DESCRIPTION:

3,575 SF retail building for sale. Building has a new roof, monument signage and 162' of frontage on Camp Jackson (IL Route 157). The interior has been freshly drywalled and painted. HVAC and electrical services need to be replaced/reconnected. The property is being sold "As Is".

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No

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