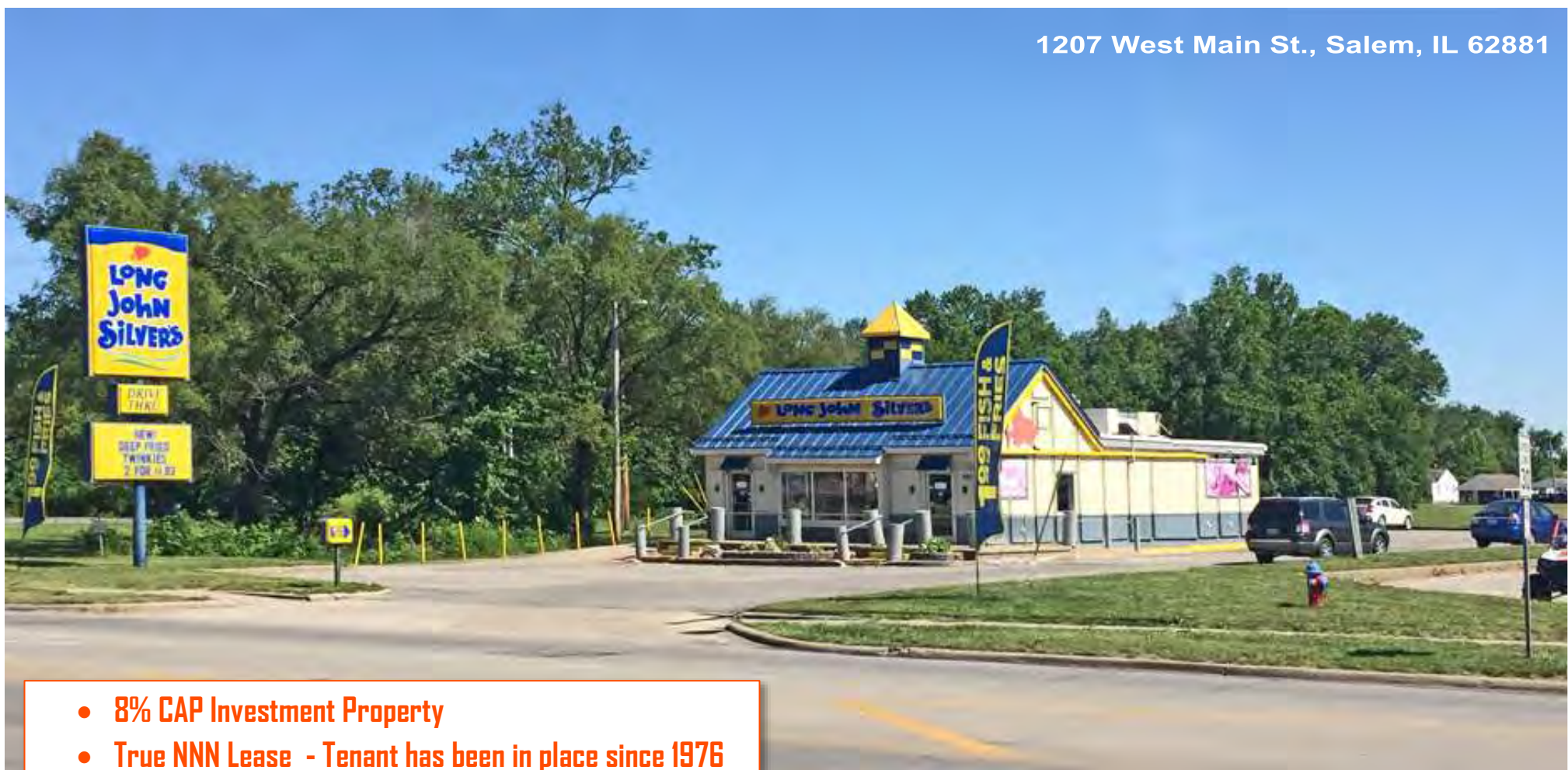


Investment Opportunity

1207 West Main St., Salem, IL 62881



- 8% CAP Investment Property
- True NNN Lease - Tenant has been in place since 1976
- Across from CVS and next to new Motorcycle Dealer
- Remodeled in 2010

Sale Price: \$475,000
CAP Rate: 8.0%
NOI: \$37,800

BARBERMURPHY

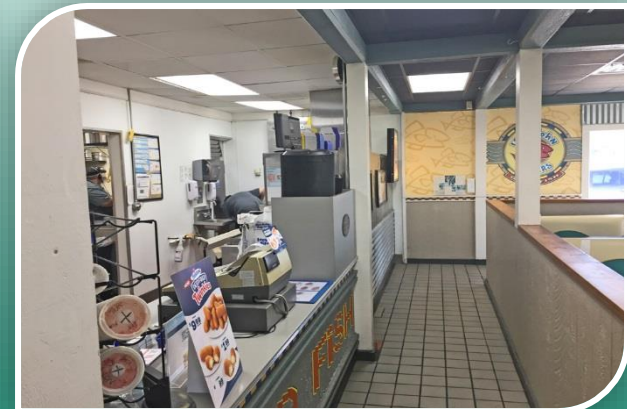
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Tony Smallmon
C: 618.407.4240
TonyS@barbermurphy.com

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.



1,760 SF Restaurant – under long term lease
Located on West Main (Hwy 50) w/15,700 ADT
Less than 1 mile from Hwy 57 at Exit 116



Listing No: 2009

Retail

Total Units:

1207 West Main Street
Salem, IL 62881

SALE INFORMATION:

For Sale: Yes
Sale Price: \$475,000
Sale Price/SF: \$270.00
CAP Rate: 8.00%
GRM:
NOI: \$37,800

PROPERTY INFORMATION:

Parcel No: 11-00-018-645
County: Marion
Zoning: Highway Business
Zoning By: City of Salem
Complex:
Acres: 1.11
Property Tax: \$10,200.00
Tax Year: 2017



STRUCTURAL DATA:

Year Built: 1975
Rehab Year: 2010
Floors: 1
Roof:
Exterior: Siding

FACILITY INFORMATION

Elevator:
Heating:
Cooling
Parking: 25
Surface Type: Asphalt

INCOME

Gross Rental Income \$48,000.00
Gross Other Income
Total Income \$48,000.00

EXPENSES:

Property Taxes \$10,200.00
Insurance
CAM
Utilities
Property Management
Total Expenses \$10,200.00

Property Amenities

Unit Amenities

Comments

8% CAP Investment Property. True NNN lease. Tenant in place since 1976. Across from CVS and next to new Motorcycle Dealer. Last remodeled in 2010.

Listing Broker(s)

Tony Smallmon
Office: (618) 277-4400
tonys@barbermurphy.com
Cell: (618) 407-4240

NOI

\$37,800.00