

# For Sale

## Apartment Building



**Price Reduced  
and  
Cap Increased**

**1901 State Street  
Granite City, IL 62040**

Sale Price: ~~\$535,000.00~~ (14% Cap Rate)  
**Reduced Sale Price: \$489,000.00**  
(15% Cap Rate)

Contact: John H. Shepley/H. Meade Summers

- Twelve (12) Efficiency And One (1) Bedroom Apartments
- Many Capital Up Grades - Building Is In Very Good Condition
- Seller Will Lease Back Ground Floor Commercial Space
- Investor Packet Available on Request



Office Industrial Retail Institutional Investment Management



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