

# For Sale

## Apartment Building Plus Potential for Gambling Business



**Price Reduced  
and  
Cap Increased**

### 1901 State Street Granite City, IL 62040

- 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
- Gambling is Permitted in Granite City
- Open a Mini Casino on Premises

Sale Price: ~~\$535,000.00~~ (14% Cap Rate)  
**Reduced Sale Price: \$424,999.00**  
(17% Cap Rate)

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