

MULTIFAMILY PROPERTY FOR SALE

# Colonial East Apartments

1433 & 1439 E WALNUT, CARBONDALE, IL 62902



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*Presented By:*

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,700,000
Number Of Units:	42
Lot Size:	3.05 Acres
Year Built:	1971
Building Size:	34,318
Zoning:	Multifamily
Municipality:	Carbondale
Submarket:	Jackson County
Traffic Count:	12,300
Price / SF:	\$49.54

### PROPERTY OVERVIEW

MAJOR RENOVATION UNDERWAY OF ENTIRE PROPERTY (40 UNITS / LAUNDRY BUILDING) NEW FRONT GATE WITH SECURITY CODE AND PROPERTY SECURITY LIGHTS.

Colonial East Apartments consists of 10 two story apartment buildings each measuring a total of 3,024 square feet above grade. There are a total of 40 two bedroom, one bath apartments and one 1,512 square foot storage garage, and a 1,518 square foot single family residence on the property. Each apartment is equipped with an oven/range and refrigerator. Surface parking is available with 96 parking spaces.

\* Financials are available upon request

### LOCATION OVERVIEW

The City of Carbondale is located in Jackson County and is 96 miles southeast of St. Louis, Missouri, on the northern edge of the Shawnee National Forest. Carbondale is the home of the main campus of Southern Illinois University (SIU). The university employs about 40% of Carbondale's labor force. Being the home of SIU has given the community cultural activities usually available only in larger cities. The city is the most populous in Southern Illinois outside the St. Louis Metro-East region.

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## PROPERTY DETAILS

### SALE PRICE

**\$1,700,000**

#### LOCATION INFORMATION

Building Name	Colonial East Apartments
Street Address	1433 & 1439 E Walnut
City, State, Zip	Carbondale, IL 62902
County/Township	Jackson
Municipality	Carbondale
Submarket	Jackson County
Cross Streets	E Walnut & Giant City Road
Nearest Highway	I-57, I-24, I-55
Nearest Airport	Lambert St. Louis International Airport

#### BUILDING INFORMATION

Building Size	34,318 SF
Occupancy %	30.95
Number Of Floors	2
Year Built	1971
Gross Leasable Area	31,740 SF
Framing	Wood Frame
Roof	Gabled Asphalt Shingle
Number Of Buildings	12
Foundation	Poured Concrete

#### PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	High-Rise
Zoning	Multifamily
Lot Size	3.05 Acres
APN#	15-23-176-020, 15-23-176-004
Corner Property	yes
Traffic Count	12,300
Traffic Count Street	Giant City Road

#### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	96
Parking Description	Asphalt
Rail Access	N/A

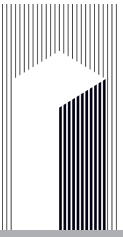
#### OPERATING EXPENSES

Taxes	\$47,779.34
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## COMPLETE HIGHLIGHTS

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### PROPERTY HIGHLIGHTS

- MAJOR RENOVATION UNDERWAY FOR ALL 40 UNITS/ LAUNDRY BUILDING / SF RESIDENCE.
- EACH INDIVIDUAL 31,740 SQ FT. APARTMENT BUILDING IS BEING LEASED UPON COMPLETION OF RENOVATIONS
- RENOVATIONS INCLUDE NEW FRONT GATE WITH SECURITY CODE AND PROPERTY SECURITY LIGHTS
- FORTY (40 ) 2BR / 1 BA APARTMENTS
- ONE 1,500 SQ FT SINGLE FAMILY HOUSE
- ONE 1,512 SQ FT STORAGE GARAGE/LAUNDRY ROOM.
- NEW APPLIANCES AND COUNTERTOPS/CABINETRY
- 96 ASHALFT PARKING SPACES
- 3.05 ACRES
- GREAT NEIGHBORHOOD / ACROSS FROM CARBONDALE COMMUNITY HIGH SCHOOL / NEAR SHOPPING AND RESTAURANTS
- CONTACT LISTING BROKER TO BE PLACED ON WAITING LIST / FIRST COME, FIRST SERVE.

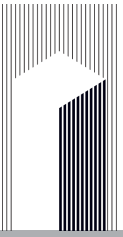
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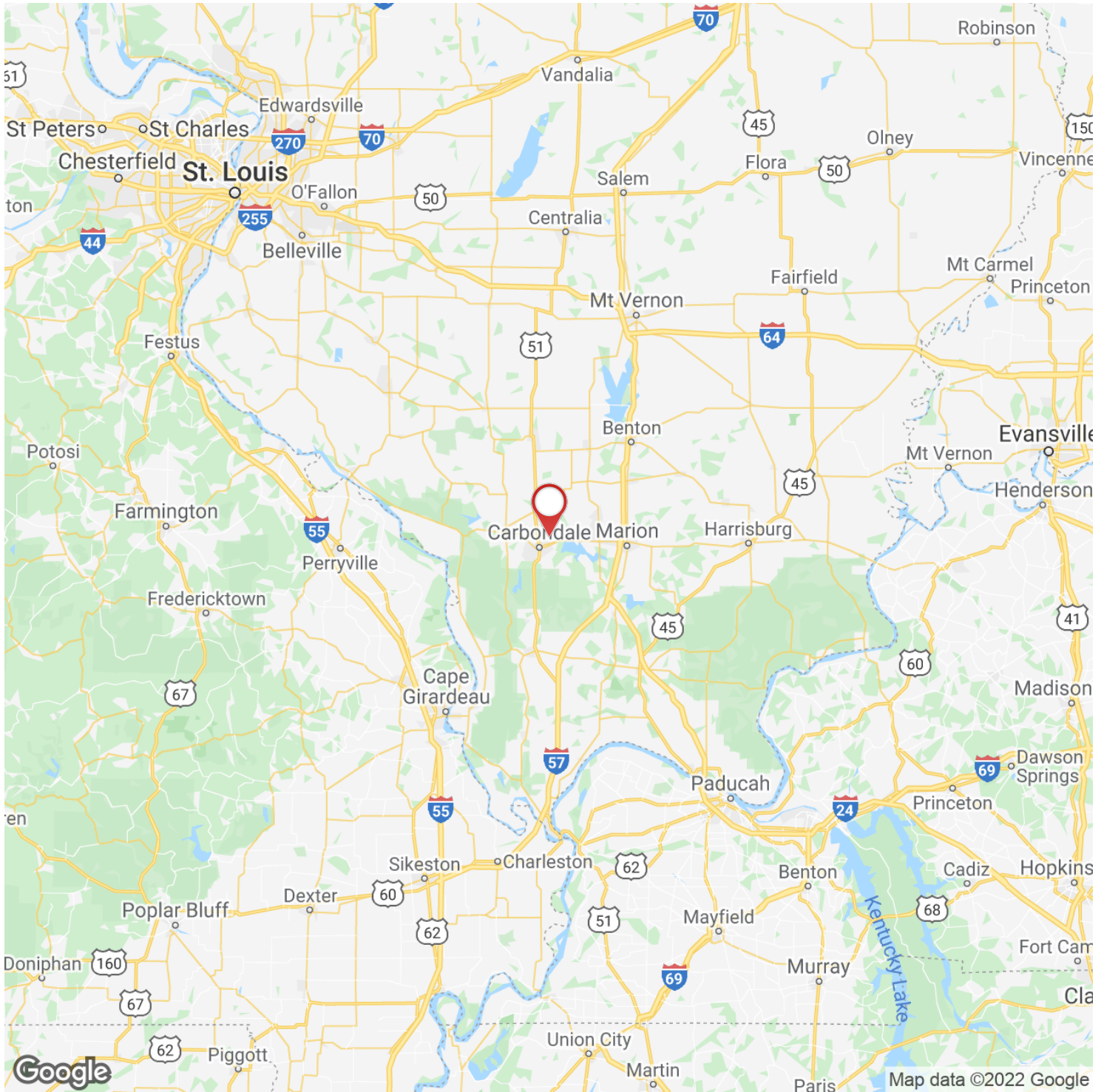
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## REGIONAL MAP

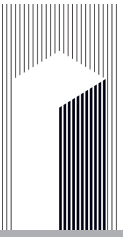


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## AERIAL MAP



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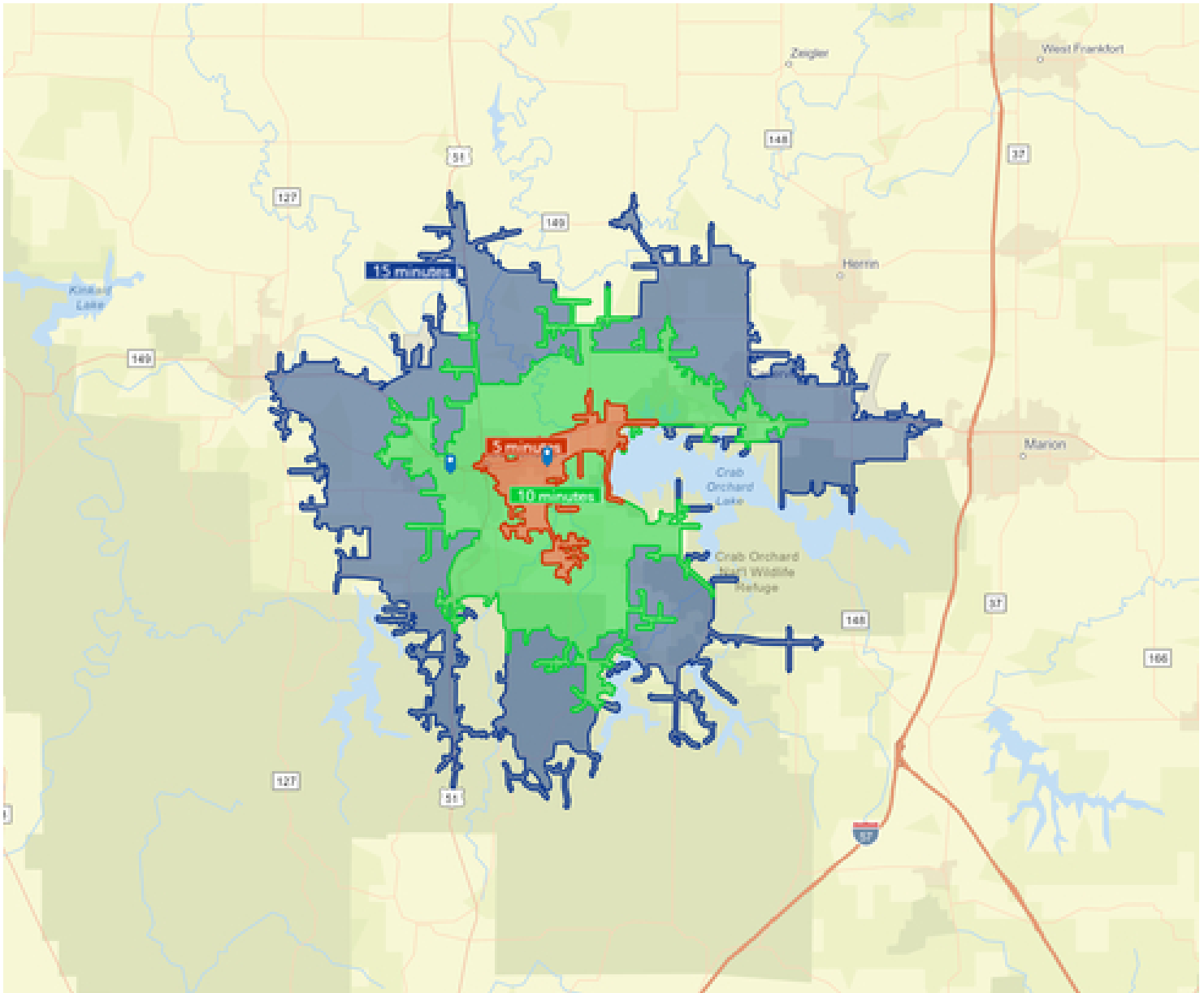
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## DRIVE TIME MAP - 5, 10, 15 MINUTES



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# DEMOGRAPHIC OVERVIEW - 3 MILES

## KEY FACTS

22,674

Population

24.4

Median Age

2.1

Average  
Household Size

\$18,505

Median Household  
Income

## EDUCATION

5%

No High School  
Diploma

15%

High School  
Graduate

34%

Some College

45%

Bachelor's/Grad/Pr  
of Degree

## BUSINESS



1,098

Total Businesses



15,541

Total Employees

## EMPLOYMENT



71%

White Collar



13%

Blue Collar



17%

Services

15.6%

Unemployment  
Rate

## INCOME



\$18,505

Median Household  
Income



\$15,520

Per Capita Income



\$9,911

Median Net Worth

## Households By Income

The largest group: <\$15,000 (42.1%)

The smallest group: \$200,000+ (0.8%)

Indicator ▲	Value	Diff	
<\$15,000	42.1%	+15.9%	
\$15,000 - \$24,999	17.4%	+3.1%	
\$25,000 - \$34,999	8.7%	-1.1%	
\$35,000 - \$49,999	10.6%	-2.4%	
\$50,000 - \$74,999	10.3%	-3.6%	
\$75,000 - \$99,999	4%	-4.7%	
\$100,000 - \$149,999	4.4%	-3.7%	
\$150,000 - \$199,999	1.7%	-1.7%	
\$200,000+	0.8%	-1.8%	

Bars show deviation from

Jackson County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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