

## 4,000 SF Freestanding Retail/Office Building

315 Sherman St, Belleville, Illinois 62221  
St. Clair County

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### Property Description

#### 4,000 SF Freestanding Retail/Office Building for Sale

Renovated in 2017. Renovations Include: 1 rebuilt comfort system, 1 new comfort system, water heater, replaced roof, 2 new A/C units, new basement windows, wiring upgraded, All LED lighting installed, separate HVAV system for men's area, alarm and fire detection system.

Men's area consists of display area and 4 fitting rooms with lounge area.

Women's area consists of 5 display rooms, 9 fitting rooms with lounge area, shoe room and cashwrap counter.

Fixtures could stay, TVs negotiable, CCTV Included, ADA restroom and entrances.

**Sale Price: \$299,000**

**Also for Lease: \$3,750 per Month, Gross**

### Basic Details

Listing No:	2274
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail, Retail - Freestanding
Building Size (Sqft):	4,000 Sqft.

### Property Information

Parcel No:	08-23-0-101-030
Zoning:	C-2
Zoning By:	City of Belleville
Prior Use:	Formal Wear Shop
TIF:	Yes

Lot Size (Acres):	0.55 Acre(s)
Sale Price:	\$299,000
Sale Price Per Sqft:	\$74.75

Parking:	16
Parking Surface Type:	Asphalt
Property Tax:	\$2,018
Tax Year:	2019
Traffic Count:	12,600

## Structural Data

Year Built:	1960
Rehab Year:	2017
Clearance Min:	8 ft
Clearance Max:	9 ft
Exterior:	Siding
Floors:	1

## Land Measurements

Acres:	0.55 Acre(s)
Frontage:	120 ft
Depth:	200 ft