

## 2,325 SF 3 Bay Auto Shop

321 Centreville Ave, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2654
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Vehicle Related
Building Size (Sqft):	2,325 Sqft.
Lot Size (Acres):	0.40 Acre(s)
Total Sqft Available:	2,325 Sqft.
Sale Price:	\$299,000
Sale Price Per Sqft:	\$128

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	321
Street:	Centreville Ave

### Square Foot Information

Building Total Sqft:	2,325 Sqft.
Total Sqft Available:	2,325 Sqft.
Office:	325 Sqft.
Warehouse:	2,000 Sqft.

### Facility Information

Drive-In Doors:	3
Drive-In Door Size:	8' x 10'
Heating:	yes
Cooling:	yes
Insulated:	Yes
Lighting:	LED
Women's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	08-28.0-128-007
Zoning:	C-1
Zoning By:	City of Belleville
Prior Use:	Automotive
TIF:	Yes
Enterprise Zone:	Yes
Environmental:	Yes
Parking:	14
Parking Surface Type:	Concrete/Gravel
Property Tax:	\$4,054
Tax Year:	2021

## Land Measurements

Acres:	0.40 Acre(s)
Frontage:	186 ft
Depth:	96 ft

## Structural Data

Year Built:	1964
Clearance Min:	8 ft
Clearance Max:	14 ft
Style:	Block
Roof:	Ashpalt
Exterior:	Block
Floors:	1
Floor Type:	Concrete
Floor Drains:	Yes

## Utility Information

Water Provider:	City of Belleville
Water Provider Location:	On Site
Sewer Provider:	City of Belleville
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	240
Phase:	Single
Telecom Provider:	Spectrum
Telecom Provider Location:	On Site