



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

2,496 SF Office/Retail Building for Sale

1820 N Belt East, Belleville, Illinois 62221
St. Clair County

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Basic Details

Listing No:	2432
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail, Retail - Freestanding
Building Size (Sqft):	2,496 Sqft.
Lot Size (Acres):	0.51 Acre(s)
Total Sqft Available:	2,496 Sqft.
Sale Price:	\$140,000
Sale Price Per Sqft:	\$56.09

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62221
Street Number:	1820
Street:	N Belt East

Square Foot Information

Building Total Sqft:	2,496 Sqft.
Office:	2,496 Sqft.
Retail:	2,496 Sqft.
Min Divisible Sqft:	2,496 Sqft.
Max Contiguous Sqft:	2,496 Sqft.

Property Information

Parcel No:	08-23.0-200-007;008
Zoning:	C-2
Zoning By:	City of Belleville
Prior Use:	Chiropractic
TIF:	Yes
Enterprise Zone:	Yes
Parking:	15
Parking Surface Type:	Asphalt
Tax Year:	2023

Traffic Count:

13,300

Structural Data

Year Built:	1953
Rehab Year:	2022
Class:	C
Clearance Min:	8 ft
Clearance Max:	10 ft
Roof:	Shingle
Exterior:	Siding
Floors:	1

Land Measurements

Acres:	0.51 Acre(s)
Frontage:	125.95 ft

Utility Information

Water Provider:	Illinois American
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