

## 6,146 SF Commercial Building and Business

127 West Main St, Belleville, Illinois 62220  
St. Clair County



### Basic Details

|                       |                             |
|-----------------------|-----------------------------|
| Listing No:           | 2380                        |
| Sale Or Lease:        | For Sale                    |
| Property Type(s):     | Retail - Store Front Retail |
| Building Size (Sqft): | 6,146 Sqft.                 |
| Lot Size (Acres):     | 0.09 Acre(s)                |
| Total Sqft Available: | 6,146 Sqft.                 |
| Sale Price:           | \$124,900                   |
| Sale Price Per Sqft:  | \$20.32                     |

### Address

|                |            |
|----------------|------------|
| Country:       | US         |
| State:         | IL         |
| County:        | St. Clair  |
| City:          | Belleville |
| Zipcode:       | 62220      |
| Street Number: | 127        |
| Street:        | West Main  |
| Street Suffix: | St         |

### Square Foot Information

|                       |             |
|-----------------------|-------------|
| Building Total Sqft:  | 6,146 Sqft. |
| Total Sqft Available: | 6,146 Sqft. |
| Office:               | 6,146 Sqft. |
| Retail:               | 3,600 Sqft. |
| Min Divisible Sqft:   | 6,146 Sqft. |
| Max Contiguous Sqft:  | 6,146 Sqft. |

### Property Information

|                |                 |
|----------------|-----------------|
| Parcel No:     | 08-21-0-437-013 |
| Zoning:        | C-2             |
| Property Tax:  | \$3,585         |
| Tax Year:      | 2024            |
| Traffic Count: | 5,650           |

### Structural Data

|             |      |
|-------------|------|
| Year Built: | 1900 |
|-------------|------|

### Land Measurements

|        |              |
|--------|--------------|
| Acres: | 0.09 Acre(s) |
|--------|--------------|

|                |       |
|----------------|-------|
| Rehab Year:    | 1965  |
| Class:         | D,C   |
| Clearance Min: | 12 ft |
| Clearance Max: | 16 ft |

|           |       |
|-----------|-------|
| Frontage: | 26 ft |
| Depth:    | 99 ft |

## 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 IL          |
| Gas Provider Location:      | On Site            |
| Electric Provider:          | Ameren IL          |
| Electric Provider Location: | On Site            |
| Telecom Provider:           | Charter/Spectrum   |