

Retail/Office Portfolio for Sale

116-120 East Main St, Belleville, Illinois 62220
St. Clair County

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Property Description

Landmark Retail Location

Retail/Office Portfolio consisting of 6 Properties. Downtown Commercial District. TIF District and Enterprise Zone. 1 Block East of the Square in Downtown Belleville.

28,000 + SF Street Level Finished Retail Space, 1,500+ SF of Mezzanine/Office Space, 4,000+ SF Finished Lower Level Space, 6,259 SF of Lower Level Storage Space and over 25,000 SF of 2nd & 3rd Story Levels for Potential Office, Loft or Apartment Space for Development.

Entrances on East Main St. as well as South High St.

Abundant Public Parking adjoining the rear of the Property and numerous interior upgrades throughout.

Partial Lease-Back Options Available. 120 East Main is Currently Leased.

112 East Main - 19,848 Total SF - 5,482 SF Finished Main Level; 5,082 SF 2nd Story; 5,082 SF 3rd Story; 4,048 SF Lower Level and 154 SF Mezzanine

116 East Main - 5,440 SF Finished Main Level; 4,100 SF 2nd Story; 3,280 SF 3rd Story; 1,044 SF Mezzanine - **LEASED**

120 East Main - 3,040 SF Finished Main Level; 2,500 SF 2nd Story; 1,200 SF 3rd Story

108 East Main - 2,000 SF Main Level - Finished

110 East Main - 4,320 SF Retail on Main Level; 4,320 SF 2nd Story; 3,908 SF Unfinished Lower Level; 361 SF

Mezzanine

12 South High - 5,170 SF Finished Main Level, 792 SF Unfinished Lower Level

Sale Price: Contact Broker

Basic Details

Listing No:	1815
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	57,615 Sqft.
Lot Size (Acres):	0.62 Acre(s)
Total Sqft Available:	57,615 Sqft.
Sale Price:	Contact Broker

Square Foot Information

Building Total Sqft:	57,615 Sqft.
Total Sqft Available:	26,444 Sqft.
Office:	31,171 Sqft.
Retail:	26,444 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	26,444 Sqft.

Property Information

Parcel No:	08-22.0-338-017;024;029;0 43;044;048;051
Zoning:	C-2 Heavy Commercial
Zoning By:	City of Belleville
Prior Use:	Retail
TIF:	Yes
Enterprise Zone:	Yes
Parking:	4 Private/Public Parking
Property Tax:	\$27,329
Tax Year:	2018
Traffic Count:	7,000

Structural Data

Year Built:	1887
Rehab Year:	2019
Class:	B
Clearance Min:	8 ft
Clearance Max:	16 ft
Exterior:	Brick/Block
Floors:	3