

## Retail/Office Suites for Lease

2347 Old Collinsville Rd, Belleville, Illinois 62221  
St. Clair County

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### Property Description

#### Retail / Office Suites for Lease

1,067 SF and 1,832 SF Contiguous. Marquee Signage. Located in a Commercial Corridor 1 block from the corner of Old Collinsville Rd and Lebanon Ave.

Suite G is a former chiropractic office with exam rooms, x-ray room, reception, waiting area and private office.

Suite C & D is a former tanning salon with 5 rooms, reception and restroom.

**Lease Rate: \$12.50 per SF, Gross**

### Basic Details

Listing No:	2146
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	9,303 Sqft.
Total Sqft Available:	2,899 Sqft.

### Square Foot Information

Building Total Sqft:	9,303 Sqft.
Total Sqft Available:	2,899 Sqft.
Direct Lease:	2,899 Sqft.
Office:	2,899 Sqft.
Retail:	2,899 Sqft.
Min Divisible Sqft:	1,067 Sqft.
Max Contiguous Sqft:	1,832 Sqft.

Lease Rate:	\$12.50 Per Sqft
Lease Type:	Gross

## Property Information

Parcel No:	08-14.0-105-028
Zoning:	C-2 Heavy Commercial
Zoning By:	City of Belleville
Prior Use:	Office/Retail
Enterprise Zone:	Yes
Parking:	30
Parking Surface Type:	Concrete/Asphalt
Property Tax:	\$21,788.26
Tax Year:	2018
Traffic Count:	7,950

## Structural Data

Year Built:	2003
Clearance Min:	12 ft
Clearance Max:	12 ft
Exterior:	Brick/Block
Floors:	1
Floor Drains:	Yes

## Land Measurements

Acres:	0.91 Acre(s)
Frontage:	209 ft