

Downtown Owner/User Office/Retail Building with fully leased 2nd story

1111 West Main St, Belleville, Illinois 62229
St. Clair County

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Basic Details

Listing No:	2886
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Office - General Office, Retail - Freestanding
Building Size (Sqft):	2,400 Sqft.
Lot Size (Acres):	1 Acre(s)
Sale Price:	\$175,000

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62229
Street Number:	1111
Street:	West Main
Street Suffix:	St

Square Foot Information

Building Total Sqft:	2,400 Sqft.
Total Sqft Available:	1,200 Sqft.
Office:	1,200 Sqft.
Retail:	1,200 Sqft.
Min Divisible Sqft:	2,400 Sqft.
Max Contiguous Sqft:	2,400 Sqft.

Property Information

Parcel No:	08-21.0-327-016
Zoning:	C-2
Prior Use:	Bakery
Parking:	Rear Parking and Street Parking
Property Tax:	\$3,629
Tax Year:	2022

Traffic Count:	9,000
Topography:	Flat

Structural Data

Year Built:	1900
Rehab Year:	2024
Clearance Min:	8 ft
Clearance Max:	12 ft
Roof:	Resurfaced with flex-seal 2022
Exterior:	Brick
Floors:	2

Transportation

Interstate:	I-64 (6 miles)
Airport:	St. Louis Airport

Land Measurements

Acres:	1 Acre(s)
Frontage:	58 ft
Depth:	98 ft