

## 4,323 SF Restaurant/Retail For Sale

4320 W Main St, Belleville, Illinois 62226  
St. Clair County

**John L. Eichenlaub**  
Phone: 618-570-8344  
Email: johne@barbermurphy.com



### Basic Details

|                       |   |
|-----------------------|---|
| Listing No:           | 2899  |
| Sale Or Lease:        | For Sale                                      |
| Property Type(s):     | Retail, Retail - Freestanding, Restaurant/Bar |
| Building Size (Sqft): | 4,323 Sqft.                                   |
| Total Sqft Available: | 4,323 Sqft.                                   |
| Sale Price:           | \$400,000                                     |

### Address

|                |            |
|----------------|------------|
| Country:       | US         |
| State:         | IL         |
| County:        | St. Clair  |
| City:          | Belleville |
| Zipcode:       | 62226      |
| Street Number: | 4320       |
| Street:        | W Main     |
| Street Suffix: | St         |

### Square Foot Information

|                       |             |
|-----------------------|-------------|
| Building Total Sqft:  | 4,323 Sqft. |
| Total Sqft Available: | 4,323 Sqft. |
| Direct Lease:         | 4,323 Sqft. |
| Retail:               | 4,323 Sqft. |
| Min Divisible Sqft:   | 4,323 Sqft. |
| Max Contiguous Sqft:  | 4,323 Sqft. |

### Facility Information

|                   |            |
|-------------------|------------|
| Heating:          | Central    |
| Cooling:          | Forced-Air |
| Men's Restroom:   | Yes        |
| Women's Restroom: | Yes        |

## Property Information

|                       |                 |
|-----------------------|-----------------|
| Parcel No:            | 08-18.0-215-027 |
| Zoning:               | C-1             |
| Zoning By:            | St.Clair        |
| Prior Use:            | Steak'n Shake   |
| Parking:              | 67              |
| Parking Surface Type: | Asphalt         |
| Traffic Count:        | 11,900          |

## Structural Data

|                |       |
|----------------|-------|
| Year Built:    | 1974  |
| Rehab Year:    | 2017  |
| Clearance Min: | 10 ft |
| Clearance Max: | 10 ft |
| Roof:          | Flat  |
| Floors:        | 1     |

## Utility Information

|                             |             |
|-----------------------------|-------------|
| Water Provider:             | IL American |
| Water Provider Location:    | On Site     |
| Sewer Provider:             | Belleville  |
| Sewer Provider Location:    | On Site     |
| Gas Provider:               | Ameren IL   |
| Gas Provider Location:      | On Site     |
| Electric Provider:          | Ameren IL   |
| Electric Provider Location: | On Site     |