

## 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: [john@barbermurphy.com](mailto:john@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