

1,857 SF Office on 0.96 Acre Lot

425 Timber Ridge, Belleville, Illinois 62226
St. Clair County

Tony Smallmon

Phone: 618-407-4240

Email: tonys@barbermurphy.com



Basic Details

Listing No:	2944
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office
Building Size (Sqft):	1,857 Sqft.
Lot Size (Acres):	0.96 Acre(s)
Total Sqft Available:	1,857 Sqft.
Sale Price:	\$135,000
Sale Price Per Sqft:	\$72.70

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	425
Street:	Timber Ridge

Square Foot Information

Building Total Sqft:	1,857 Sqft.
Office:	1,857 Sqft.
Min Divisible Sqft:	1,857 Sqft.
Max Contiguous Sqft:	1,857 Sqft.

Property Information

Parcel No:	08-16.0-207-004
Zoning:	Hwy Business, Single Family
TIF:	Yes
Enterprise Zone:	Yes
Parking:	24
Parking Surface Type:	Asphalt/Concrete
Property Tax:	\$3,155
Tax Year:	2023
Traffic Count:	18,300

Structural Data

Year Built:	1955
Rehab Year:	2018
Class:	B
Exterior:	Brick

Utility Information

Water Provider:	Village of Swansea
Water Provider Location:	On Site
Sewer Provider:	Village of Swansea
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Land Measurements

Acres:	0.96 Acre(s)
Frontage:	255 ft

Transportation

Interstate:	I-64 and I-255
-------------	----------------