



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 5,335 SF Automotive Shop on 0.58 Acres

222 West A St, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2955
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Retail, Retail - Vehicle Related
Building Size (Sqft):	5,335 Sqft.
Lot Size (Acres):	0.58 Acre(s)
Total Sqft Available:	5,335 Sqft.
Sale Price:	\$515,000
Sale Price Per Sqft:	\$96.53

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	222
Street:	West A
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	5,335 Sqft.
Office:	335 Sqft.
Warehouse:	5,000 Sqft.
Min Divisible Sqft:	5,335 Sqft.
Max Contiguous Sqft:	5,335 Sqft.

### Facility Information

Drive-In Doors:	4
Drive-In Door Size:	(3) 10x12 and (1) 10x11
Heating:	Shop
Cooling:	Shop and Office
Lighting:	Fluorescent / LED
Men's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	08-21.0-436-041,08-21.0-436-020,08-21.0-436-049
Zoning:	C-1
Archaeological:	Yes
Parking:	30
Parking Surface Type:	Asphalt
Tax Year:	2025

## Structural Data

Year Built:	1953
Rehab Year:	1973
Class:	C
Clearance Min:	8 ft
Clearance Max:	14 ft
Roof:	Membrane
Exterior:	Block
Floors:	1
Floor Type:	Concrete

## Land Measurements

Acres:	0.58 Acre(s)
Frontage:	200 ft

## Utility Information

Water Provider:	City of Belleville
Water Provider Location:	On site
Sewer Provider:	City of Belleville
Sewer Provider Location:	On site
Gas Provider:	Ameren
Gas Provider Location:	On site
Electric Provider:	Ameren
Electric Provider Location:	On site
AMPS:	400
Phase:	1
High Volts:	399

## Transportation

Airport:	MidAmerica St. Louis Airport (BLV)
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