

# BARBERMURPHY

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

## 1,996 SF Office Building

6911 West Main St, Belleville, Illinois 62223  
St. Clair County

### Carter Marteeny - CCIM

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### Basic Details

Listing No:	1740
Sale Or Lease:	For Sale
Property Type(s):	Office - General Office, Office - Medical
Building Size (Sqft):	1,996 Sqft.
Lot Size (Acres):	0.21 Acre(s)
Total Sqft Available:	1,996 Sqft.
Sale Price:	\$150,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	6911
Street:	West Main
Street Suffix:	St

### Property Information

Parcel No:	07-01.0-418-037
Zoning:	C-1
Zoning By:	Belleville
TIF:	Yes
Parking:	14
Parking Surface Type:	Asphalt
Property Tax:	\$4,917.46
Tax Year:	2023
Traffic Count:	14,400

### Structural Data

Year Built:	1950
Rehab Year:	2024
Clearance Min:	7 ft
Clearance Max:	8 ft
Exterior:	Wood Frame

## Land Measurements

Total Acres Available:	0.21 Acre(s)
Min Divisible Acres:	0.21 Acre(s)
Acres:	0.21 Acre(s)
Frontage:	70 ft
Depth:	130 ft