

## 3,600 SF Office/Retail Building For Sale

402 & 404 East Main St, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2983
Sale Or Lease:	For Sale
Property Type(s):	Office, Retail
Building Size (Sqft):	3,591 Sqft.
Lot Size (Acres):	0.27 Acre(s)
Total Sqft Available:	3,591 Sqft.
Sale Price:	\$275,000
Sale Price Per Sqft:	\$76.58

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	402 & 404
Street:	East Main
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	3,591 Sqft.
Total Sqft Available:	3,591 Sqft.
Office:	3,591 Sqft.
Retail:	3,591 Sqft.
Min Divisible Sqft:	3,591 Sqft.
Max Contiguous Sqft:	3,591 Sqft.

### Property Information

Parcel No:	08-22.0-341-017 & 08-22.0-341-019
Zoning:	C-2 Heavy Commercial
Prior Use:	School
TIF:	Yes
Enterprise Zone:	Yes
Parking:	12
Traffic Count:	4,500

## Structural Data

Year Built:	1946
Clearance Min:	10 ft
Clearance Max:	12 ft
Roof:	Flat
Exterior:	Brick
Floors:	2

## Land Measurements

Acres:	0.27 Acre(s)
Frontage:	80 ft

## Utility Information

Water Provider:	Illinois American
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:	Onsite