

## 4,600 SF Office Suite Available for Sale

3540 North Belt West, Belleville, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	3034
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	4,600 Sqft.
Lot Size (Acres):	0.05 Acre(s)
Total Sqft Available:	4,600 Sqft.
Sale Price:	\$150,000
Sale Price Per Sqft:	\$32.61

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	3540
Street:	North Belt West

### Square Foot Information

Building Total Sqft:	4,600 Sqft.
Total Sqft Available:	4,600 Sqft.
Office:	4,600 Sqft.
Min Divisible Sqft:	4,600 Sqft.
Max Contiguous Sqft:	4,600 Sqft.

### Property Information

Parcel No:	08-17.0-200-023: 08-17.0-200-004
Zoning:	C-1
Prior Use:	Orthodontist Office
Parking:	67
Parking Surface Type:	Asphalt
Traffic Count:	14,300

### Structural Data

### Land Measurements

Year Built:	1984
Rehab Year:	1990
Class:	C
Clearance Min:	7 ft
Clearance Max:	9 ft
Exterior:	Brick

Acres:	0.05 Acre(s)
Frontage:	205 ft
Depth:	220 ft