

## Mixed-Use Value-Add Investment Property

100 Mascoutah Ave, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

|                       |                                      |
|-----------------------|--------------------------------------|
| Listing No:           | 3094                                 |
| Sale Or Lease:        | For Sale                             |
| Property Type(s):     | Investment, Office, Office - Medical |
| Building Size (Sqft): | 7,888 Sqft.                          |
| Sale Price:           | \$325,000                            |
| Sale Price Per Sqft:  | \$41.20                              |

### Address

|                |            |
|----------------|------------|
| Country:       | US         |
| State:         | IL         |
| County:        | St. Clair  |
| City:          | Belleville |
| Zipcode:       | 62220      |
| Street Number: | 100        |
| Street:        | Mascoutah  |
| Street Suffix: | Ave        |

### Square Foot Information

|                      |             |
|----------------------|-------------|
| Building Total Sqft: | 7,888 Sqft. |
| Office:              | 2,800 Sqft. |
| Min Divisible Sqft:  | 7,888 Sqft. |
| Max Contiguous Sqft: | 7,888 Sqft. |

### Property Information

|                       |                 |
|-----------------------|-----------------|
| Parcel No:            | 08-22.0-348-086 |
| Zoning:               | C-2             |
| Enterprise Zone:      | Yes             |
| Parking:              | 15              |
| Parking Surface Type: | Concrete        |
| Tax Year:             | 2024            |
| Traffic Count:        | 1,000           |

## Structural Data

|             |      |
|-------------|------|
| Year Built: | 1985 |
| Floors:     | 2    |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.18 Acre(s) |
| Frontage: | 70 ft        |
| Depth:    | 108 ft       |