



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

6,500 SF Medical Office

3608 West Main St, Belleville, Illinois 62226
St. Clair County

Joe Hardin

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Basic Details

Listing No:	3099
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	6,500 Sqft.
Total Sqft Available:	6,500 Sqft.
Sale Price:	\$250,000
Sale Price Per Sqft:	\$38.46

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	3608
Street:	West Main
Street Suffix:	St

Square Foot Information

Building Total Sqft:	6,500 Sqft.
Min Divisible Sqft:	6,500 Sqft.
Max Contiguous Sqft:	6,500 Sqft.

Property Information

Parcel No:	08-17.0-300-066
Zoning:	C1
Prior Use:	Medical Office
Parking:	36
Parking Surface Type:	Asphalt
Property Tax:	\$15,806
Tax Year:	2024
Traffic Count:	6,900

Structural Data

Year Built:	1975
Rehab Year:	2019
Class:	B
Clearance Min:	9 ft
Clearance Max:	10 ft
Roof:	Flat, Rubber - 2019
Exterior:	Brick
Floors:	1

Land Measurements

Acres:	0.84 Acre(s)
Frontage:	153 ft
Depth:	350 ft