



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

0.90 Acre Re-Development Site

5520 West Main St, Belleville, Illinois 62223
St. Clair County

Collin Fischer - SIOR, CCIM

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Basic Details

Listing No:	552
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.90 Acre(s)
Min Acres Available:	0.90 Acre(s)
Max Acres Available:	0.90 Acre(s)
Sale Price:	\$399,000
Sale Price Per Sqft:	\$10.18

Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	5520
Street:	West Main
Street Suffix:	St

Property Information

Parcel No:	08-07.0-303-037
Zoning:	C-1
Zoning By:	Belleville
Tax Year:	2024
Traffic Count:	12,000
Topography:	Flat

Land Measurements

Total Acres	0.90 Acre(s)
Available:	
Min Divisible Acres:	0.90 Acre(s)
Frontage:	100 ft
Depth:	370 ft

Utility Information

Water Provider:	Illinois American Water
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Water Provider	On Site
Location:	
Sewer Provider:	City of Belleville
Sewer Provider	On Site
Location:	
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
Electric Provider	On Site
Location:	