

## 0.45 Acre Commercial Development Site

7007 W Main St, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

Listing No:	3180
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial
Lot Size (Acres):	0.45 Acre(s)
Min Acres Available:	0.45 Acre(s)
Max Acres Available:	0.45 Acre(s)
Sale Price:	\$75,000
Sale Price Per Sqft:	\$3.83

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	7007
Street:	W Main
Street Suffix:	St

### Property Information

Parcel No:	07-01-0-417-005
Zoning:	B-1 Commercial
Tax Year:	2025
Traffic Count:	13,400
Topography:	Flat

### Land Measurements

Total Acres Available:	0.45 Acre(s)
Min Divisible Acres:	0.45 Acre(s)
Frontage:	150 ft
Depth:	125 ft

### Utility Information

Water Provider:	City of Belleville
Water Provider Location:	Onsite

Sewer Provider:	City of Belleville
Sewer Provider Location:	Onsite
Gas Provider:	Ameren
Gas Provider Location:	Onsite
Electric Provider:	Ameren
Electric Provider Location:	Onsite