

## Income Producing Retail/Office Portfolio

116-120 East Main St, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	1815
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	57,347 Sqft.
Lot Size (Acres):	0.62 Acre(s)
Total Sqft Available:	57,347 Sqft.
Sale Price:	\$1,625,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	116-120
Street:	East Main
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	57,347 Sqft.
Total Sqft Available:	57,347 Sqft.
Office:	1,559 Sqft.
Retail:	26,176 Sqft.

### Property Information

Parcel No:	08-22.0-338-017;024;029;0 43;044;048;051
Zoning:	C-2 Heavy Commercial
Zoning By:	City of Belleville
Prior Use:	Retail
TIF:	Yes
Enterprise Zone:	Yes
Parking:	4 Private/Public Parking
Property Tax:	\$28,152.68
Tax Year:	2021
Traffic Count:	7,000

## Structural Data

Year Built:	1887
Rehab Year:	2021
Class:	B
Clearance Min:	8 ft
Clearance Max:	16 ft
Exterior:	Brick/Block
Floors:	3

## Land Measurements

Acres: 0.62 Acre(s)