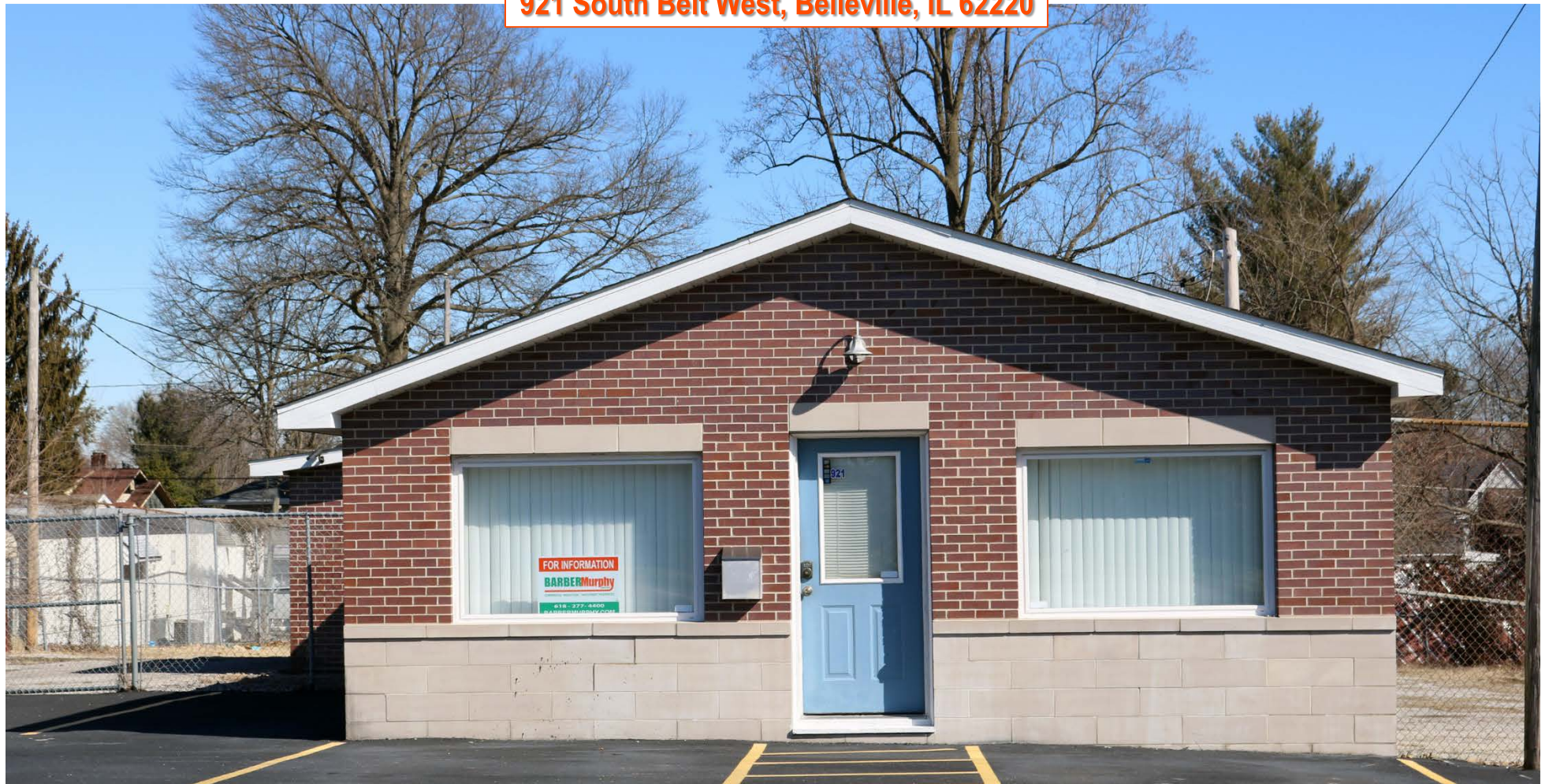


Office Building with Large Fenced Lot

921 South Belt West, Belleville, IL 62220



Sale Price: \$134,900

- 1,440 SF Office Building for Sale
- Space Available for 75+ Vehicles
- Newly Asphalted in 2019
- Located in a TIF District and Enterprise Zone
- 7,800 ADT and quick access to IL Route 15

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

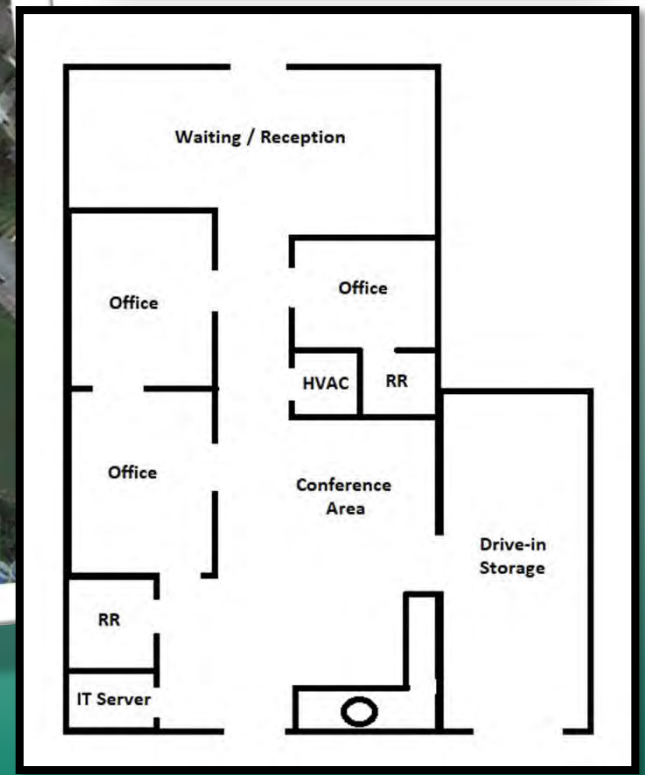
Mike Durbin
C: 618.960.8675
MikeD@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



BARBERMURPHY



Listing No: 517

Office

921 South Belt West
Belleville, IL 62220

SALE INFORMATION:

For Sale: Yes
Sale Price: \$134,900
Sale Price/SF: \$93.68
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

1,440 SF+ Office Building with 10' fenced-in parking in rear. 3 private offices, 2 baths, conference area and reception/waiting room. Walls on interior are all movable. 10-year-old roof. Gas water heater is roughly 10-years-old. High Efficiency Gas HVAC has all new components in January 2020. Exterior AC unit motor repaired in 2019. Data room in rear and security wired for EDT. Large Safe (with combo) included with sale.

Total SF Available: 1,440 SF
Min Divisible SF: 1,440 SF

SQUARE FOOT INFO:

Building Total: 1,440 SF
Total Available: 1,440 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 1,440 SF
Retail: 1,440 SF
Min Divisible: 1,440 SF
Max Contiguous: 1,440 SF

LAND MEASUREMENTS:

Acres: 0.70
Frontage: 183 FT
Depth: 220 FT

PROPERTY INFORMATION:

Parcel No: 08-29.0-219-007; -010	TIF: Yes	Parking: 75
County: St. Clair	Enterprise Zone: Yes	Surface Type: Asphalt / Gravel
Zoning: C-2 Heavy Commercial	Survey: No	Traffic Count: 7,800
Zoning By: City of Belleville	Environmental: No	Property Tax: \$3,775.48
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Vehicle Dealership/Storage		

STRUCTURAL DATA:

Year Built: 1956	Clearance Min: 7'	Exterior: Brick / Stone
Rehab Year: 1975	Clearance Max: 9'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

Mike Durbin
 Office: (618) 277-4400
 miked@barbermurphy.com
 Cell: (618) 960-8675

