

FOR SALE

28 West 64th St.
Belleville, IL 62223



8,736 SF Office Building

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

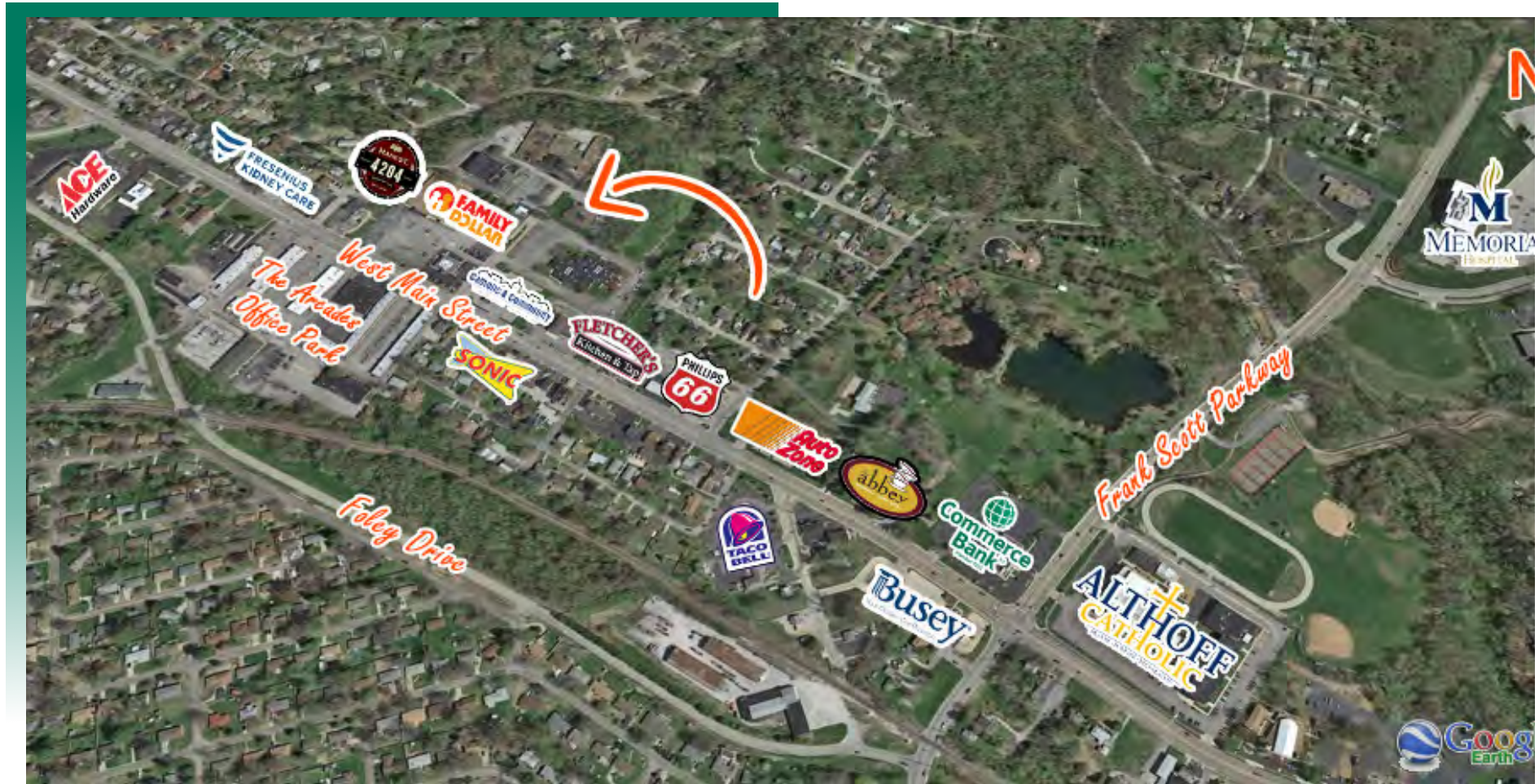
Mike Durbin
Broker Associate
Cell: (618) 960-8675
miked@barbermurphy.com



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.

AREA MAP

28 West 64th St, Belleville, IL

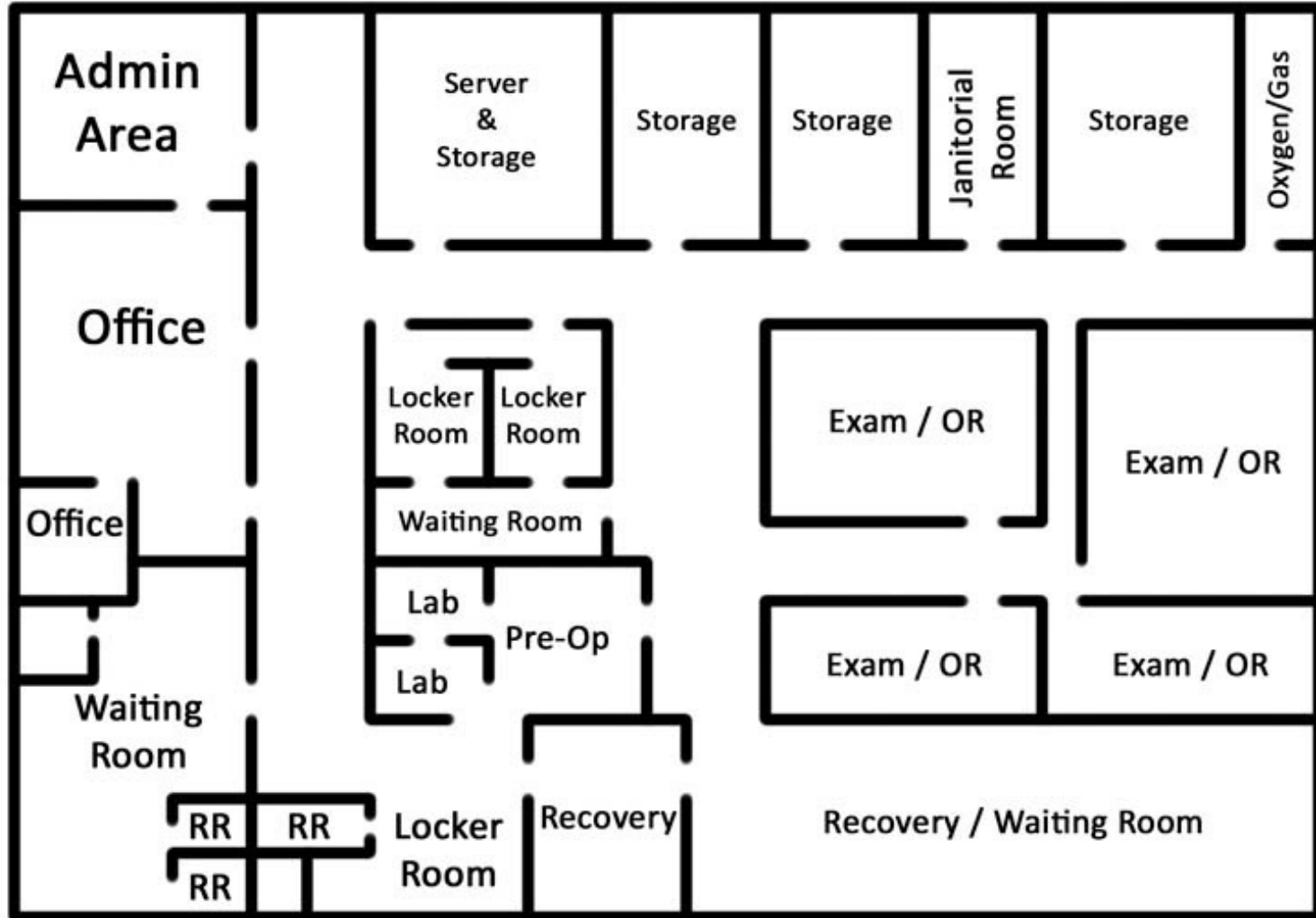


LOCATION OVERVIEW

Located 20 minutes from downtown St. Louis, MO. Situated in both a TIF District and Enterprise Zone. Building sits on 1.49 acres with large parking lot and green space.

FLOOR PLAN

28 West 64th St, Belleville, IL



*Not to scale

PROPERTY PHOTOS

28 West 64th St, Belleville, IL

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



OFFICE PROPERTY SUMMARY

#2168

28 West 64th St, Belleville, IL

SALE INFORMATION:

For Sale: Yes
Sale Price: \$295,000
Sale Price/SF: \$33.77

SQUARE FOOT INFO:

Building Total: 8,736 SF
Office: 8,736 SF
Min Divisible: 8,736 SF
Max Divisible: 8,736 SF

PROPERTY INFORMATION:

Parcel No: 07-12.0-213-015
County: St. Clair
Zoning: C-2
Prior Use: Surgical Center
Parking: 65
Traffic Count: 12,900 (W Main)
TIF: Yes
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Property Tax: \$20,930
Tax Year: 2022

LAND MEASUREMENTS:

Acres: 1.49 AC
Frontage: 222 FT
Depth: 336 FT



STRUCTURAL DATA:

Year Built: 1976
Rehab Year: 1995
Building Class: C
Clearance Min: 7'
Clearance Max: 10'
Exterior: Brick
Floors: 1

COMMENTS:

8,736 SF former medical office. Multiple uses available for future owner including a learning center or religious facility.

ADA compliant with both men's and women's locker rooms. Multiple administration areas and fire suppression system throughout.

Oversized rooms throughout could serve as meeting rooms or classrooms. Use restriction for a surgical center.



Mike Durbin

Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com