

# 1,944 SF OFFICE FOR SALE

7200 West Main St., Belleville, IL 62223



- 1,944 SF Professional Office Building with partial basement, reception area, file room, 4 offices and conference room.
- Free standing signage out front.

**REDUCED SALE PRICE: \$79,900**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

John L. Eichenlaub  
C: 618.570.8344  
[JohnE@barbermurphy.com](mailto:JohnE@barbermurphy.com)



# IMAGES



**Listing No:** 2482

**Office**

7200 West Main  
7200 W Main St  
Belleville, IL 62223

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$79,900  
**Sale Price/SF:** \$41.10  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

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

**Leasing Comments:**

**Comments**

1,944 SF office building w partial basement, reception area, file room, 4 offices and conference room. Free standing signage out front. Freshly painted, Nice professional office space.

**Total SF Available:** 1,944 SF  
**Min Divisible SF:** 1,944 SF

**SQUARE FOOT INFO:**

**Building Total:** 1,944 SF  
**Total Available:** 1,944 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 1,944 SF  
**Retail:** 1,944 SF  
**Min Divisible:** 1,944 SF  
**Max Contiguous:** 1,944 SF

**LAND MEASUREMENTS:**

**Acres:** 0.16  
**Frontage:** 90 FT  
**Depth:** 76 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 07-01.0-309-010	<b>TIF:</b> Yes	<b>Parking:</b> 6
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> C-1	<b>Survey:</b> No	<b>Traffic Count:</b> 6,900
<b>Zoning By:</b> Belleville	<b>Environmental:</b> No	<b>Property Tax:</b> \$4,660.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2020
<b>Prior Use:</b> Real Estate Office		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1968	<b>Clearance Min:</b> 8'	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2020	<b>Clearance Max:</b> 9'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b> C		

**Listing Broker(s)**

John L. Eichenlaub  
Office: (618) 277-4400  
john@barbermurphy.com  
Cell: (618) 570-8344

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.