

# 1,040 SF – 1,365 SF OFFICE/RETAIL SPACE FOR LEASE

1040 Carlyle Ave., Belleville, IL 62221



LEASE RATE: \$12-\$14/SF, Modified Gross

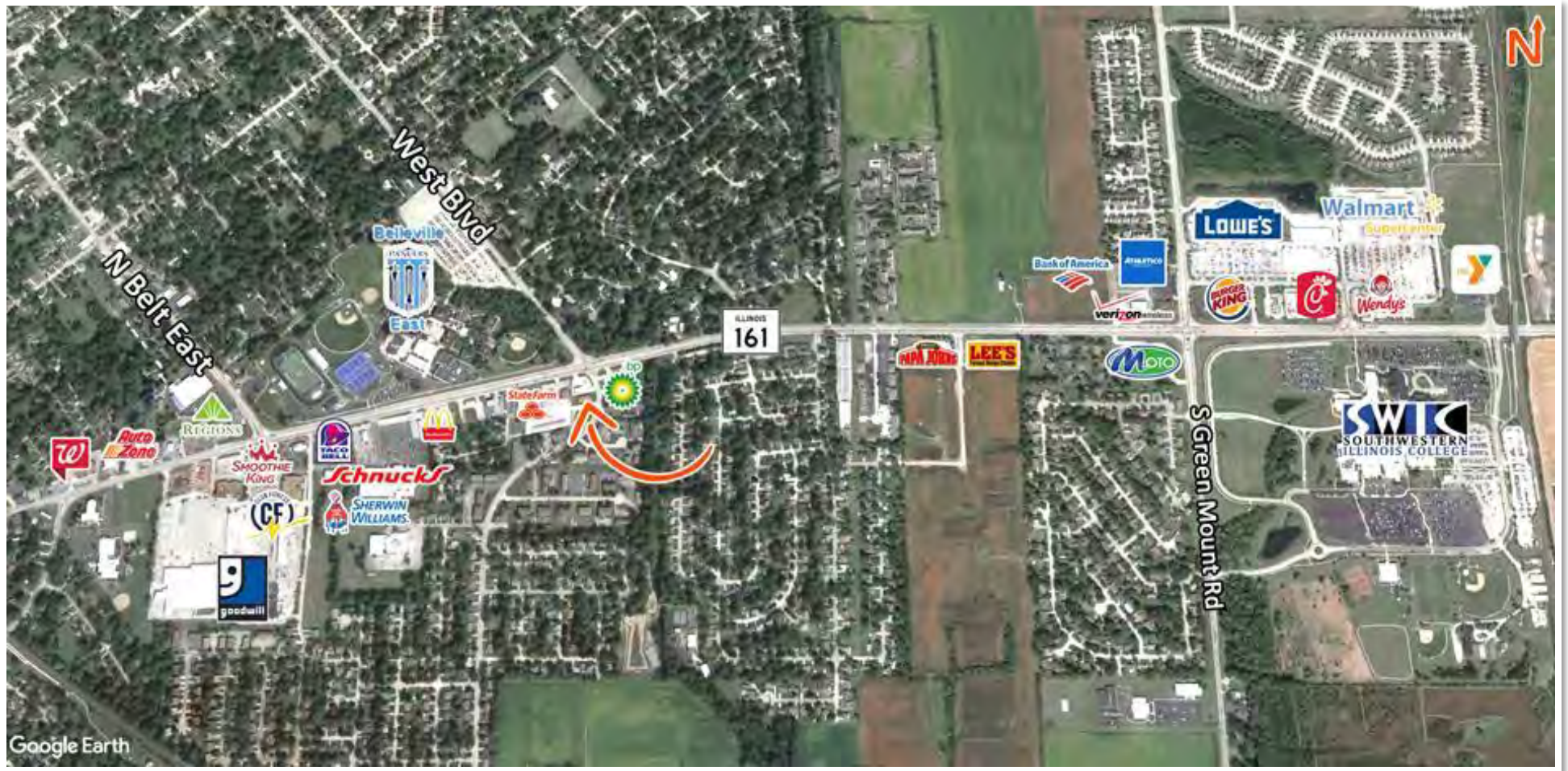
**BARBERMURPHY**

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

Tony Smallmon  
C: 618.407.4240  
[TonyS@barbermurphy.com](mailto:TonyS@barbermurphy.com)





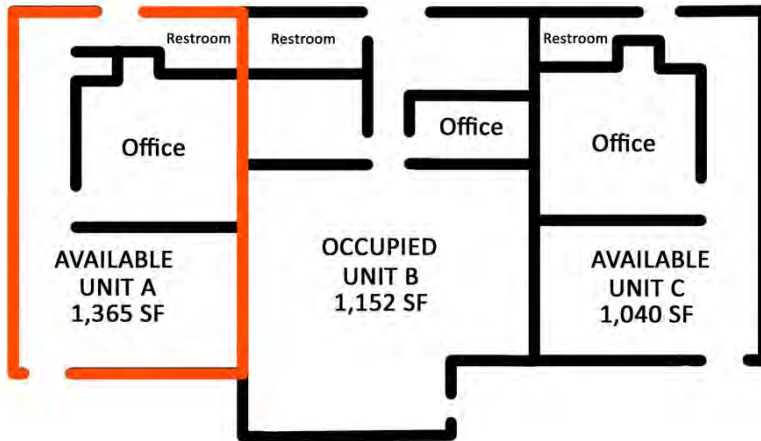


## PROPERTY SUMMARY

- Two Spaces for Lease – 1,040 SF & 1,365 SF
- Located in a highly visible, heavily trafficked area with 16,600 ADT on Carlyle Ave. (Route 161)

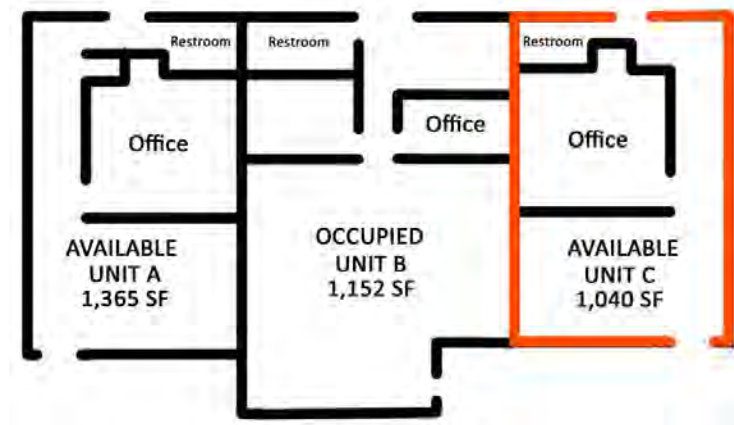
## SUITE A – 1,365 SF

Open Office/Retail Space with storage and a break area.



## SUITE C – 1,040 SF

Open Office/Retail Space with roughed in plumbing to add sinks or a hook up washer/dryer.





**Listing No:** 2538**Office****Beauty Shop**1040 Carlyle Ave  
1040 Carlyle Avenue  
Belleville, IL 62221**SALE INFORMATION:****For Sale:** Yes  
**Sale Price:** \$325,000  
**Sale Price/SF:** \$91.36  
**CAP Rate:**  
**GRM:**  
**NOI:****LEASE INFORMATION:****For Lease:** Yes  
**Lease Rate:** \$14.00  
**Lease Type:** Modified  
Gross**Net Charges:**  
**CAM Charges:**  
**Lease Term:****Leasing Comments:**Suite A is 1,365 SF Open Office/Retail Space with storage and a break area.  
Suite B is 1,152 SF Beauty Shop/Barber Shop ( FF&I to be sold separately)  
Suite C is 1,040 SF Open Office/Retail Space with roughed in plumbing to add sinks or a hook up washer/dryer.**Comments**Three Unit Building For Sale  
Located across the street from Belleville East High School at Carlyle Avenue and West Boulevard. Includes Marquee Sign.  
ADT count of 16,600**Total SF Available:** 3,413 SF  
**Min Divisible SF:** 1,040 SF**SQUARE FOOT INFO:****Building Total:** 3,557 SF  
**Total Available:** 3,413 SF  
**Direct Lease:** 3,557 SF  
**Sublease:**  
**Office:** 3,557 SF  
**Retail:** 3,557 SF  
**Min Divisible:** 1,040 SF  
**Max Contiguous:** 3,557 SF**LAND MEASUREMENTS:****Acres:** 0.49  
**Frontage:** 117 FT  
**Depth:** 185 FT**PROPERTY INFORMATION:****Parcel No:** 08-34.0-300-023  
**County:** St. Clair  
**Zoning:** HB  
**Zoning By:** Belleville  
**Complex:**  
**Prior Use:** Beauty  
**TIF:**  
**Enterprise Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Parking:** 16  
**Surface Type:** Asphalt  
**Traffic Count:** 17,500  
**Property Tax:** \$9,633.00  
**Tax Year:** 2021**STRUCTURAL DATA:****Year Built:** 1986  
**Rehab Year:** 2018  
**Floors:** 1  
**Class:** C  
**Clearance Min:** 8  
**Clearance Max:** 10  
**Floor Drains:**  
**Exterior:**  
**Bay Spacing:**  
**Sprinklers:****Listing Broker(s)**Tony Smallmon  
Office: (618) 277-4400  
tonys@barbermurphy.com  
Cell: (618) 407-4240