

# 3,440 SF OFFICE BUILDING FOR SALE

4717 West Main St., Belleville, IL 62226



**BARBERMURPHY**

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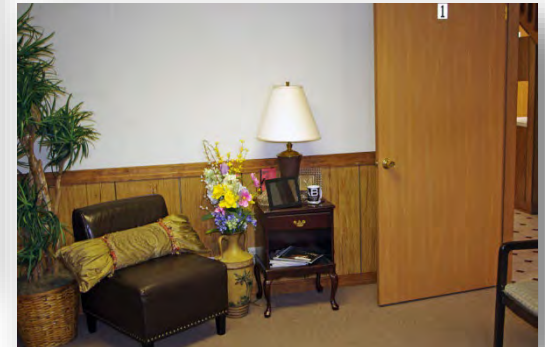
## PROPERTY SUMMARY

- 3,440 SF office building for Sale
- Main Level: 5 offices, conference room, reception area
- Upper Level: 5 offices and conference room or additional office
- Separate Apartment Building with (2 bed, 1 Bath units) and garage included in sale

**SALE PRICE: \$198,000**



Office



Apartment



**Listing No:** 2555

**Office**

4717 West Main St  
Belleville, IL

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$198,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

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

**Leasing Comments:**

there is a building in a separate apartment that rents for \$475 p/mo. 2 bed, 1 bath and a garage.

**Comments**

3440 sq foot office building main level has 5 offices, conference room, reception area. The upstairs has 5 offices and conference room or additional office. There is also a separate apartment (2 bed, 1 Bath) with garage. LeEase rate is \$475 Per month and should be increased. In addition, currently individual offices are being leased for \$250 p/mo. this includes utilities and trash.

**Total SF Available:** 3,440 SF  
**Min Divisible SF:** 3,440 SF

**SQUARE FOOT INFO:**

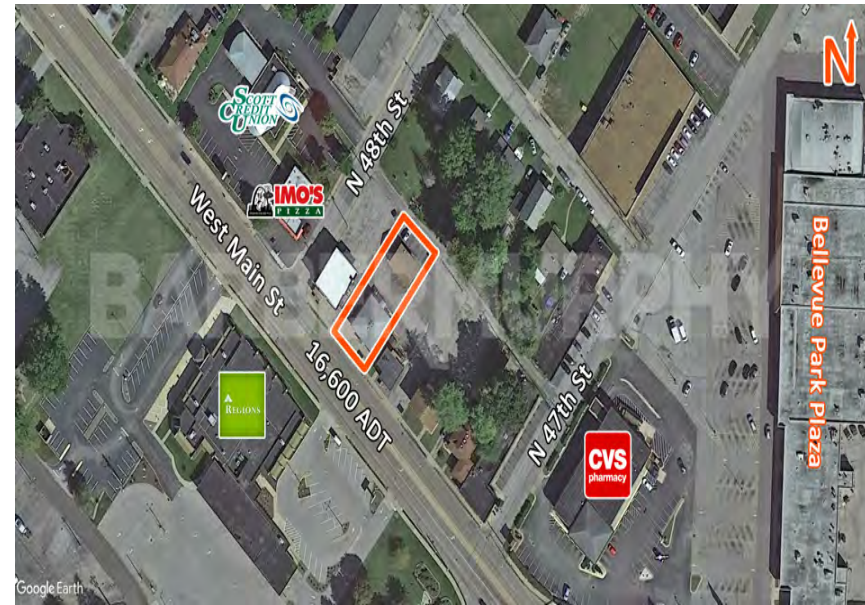
**Building Total:** 3,440 SF  
**Total Available:** 3,440 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 3,440 SF  
**Retail:** 0 SF  
**Min Divisible:** 3,440 SF  
**Max Contiguous:** 3,440 SF

**LAND MEASUREMENTS:**

**Acres:**  
**Frontage:** 58 FT  
**Depth:** 160 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-07.0-412-008	<b>TIF:</b> No	<b>Parking:</b> 12
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Concrete
<b>Zoning:</b> C-2	<b>Survey:</b> No	<b>Traffic Count:</b> 16,600
<b>Zoning By:</b> Belleville	<b>Environmental:</b> No	<b>Property Tax:</b> \$4,780.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2020
<b>Prior Use:</b> accounting office and apt.		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1980	<b>Clearance Min:</b> 8	<b>Exterior:</b> Brick/combo
<b>Rehab Year:</b>	<b>Clearance Max:</b> 8	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

**Listing Broker(s)**

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