

FOR
SALE

2,040 SF OFFICE BUILDING

1537 Donna Dr., Belleville, IL 62223



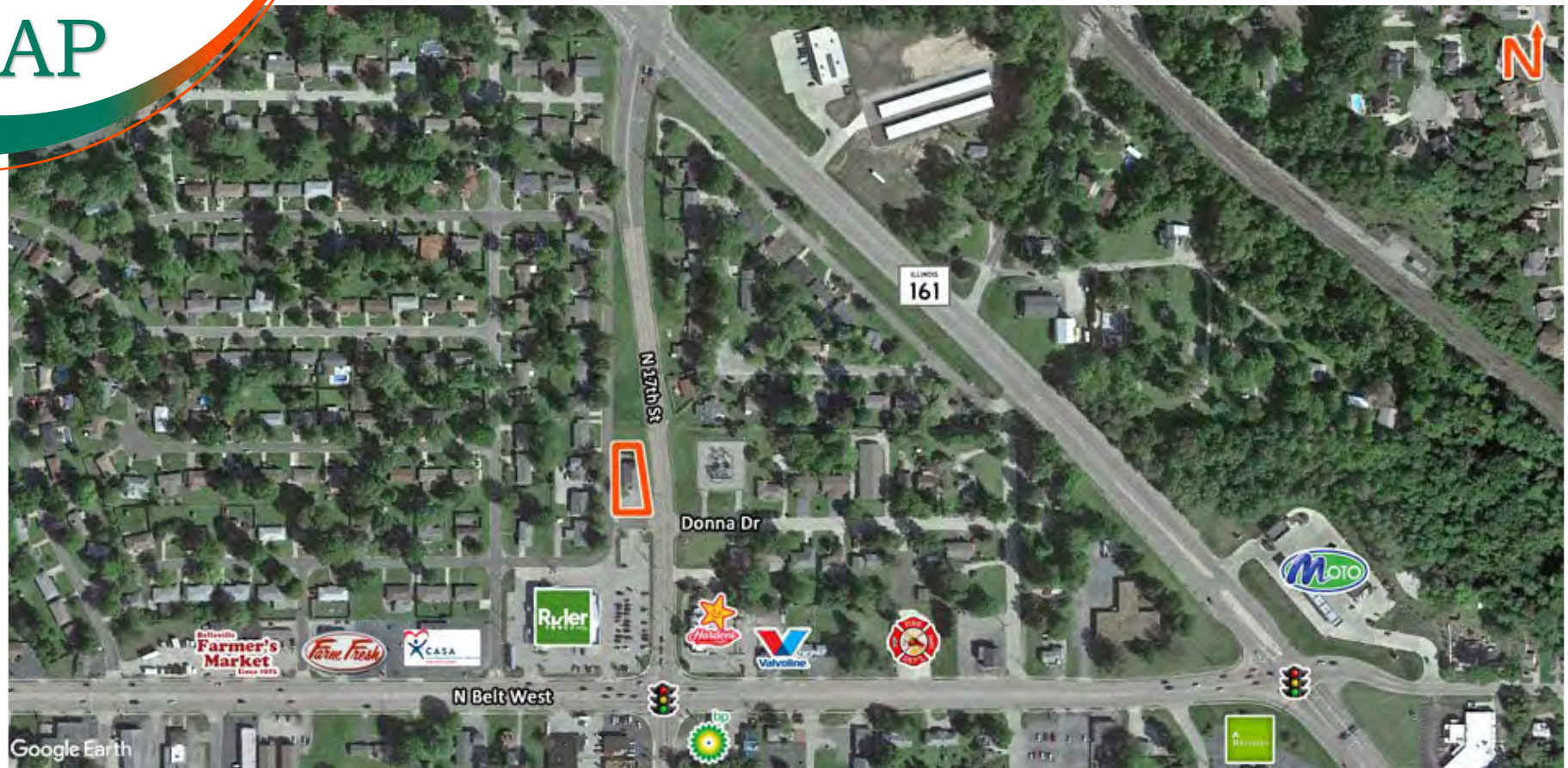
BARBERMURPHY

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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

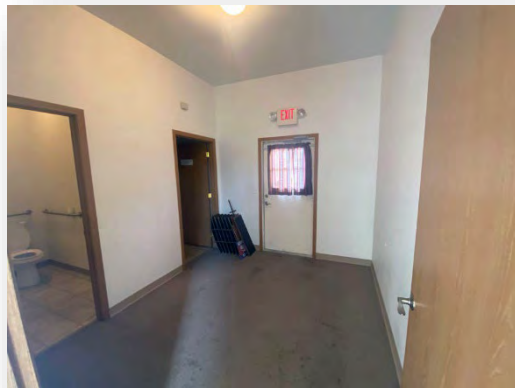
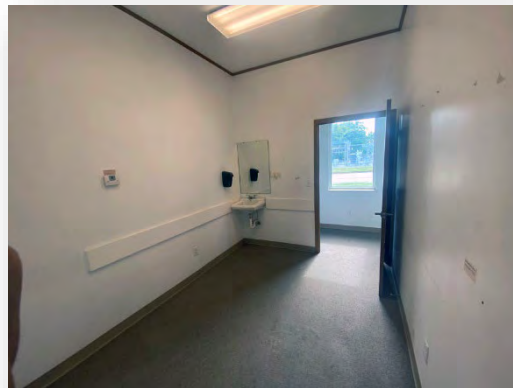


PROPERTY SUMMARY

- 2,040 SF Brick Office / Medical Building
- Waiting Area, 5 Private Offices, Restroom and a Large Open Work Area
- One of the Offices has a Hand Sink
- Currently divided into Two 1,020 SF Units

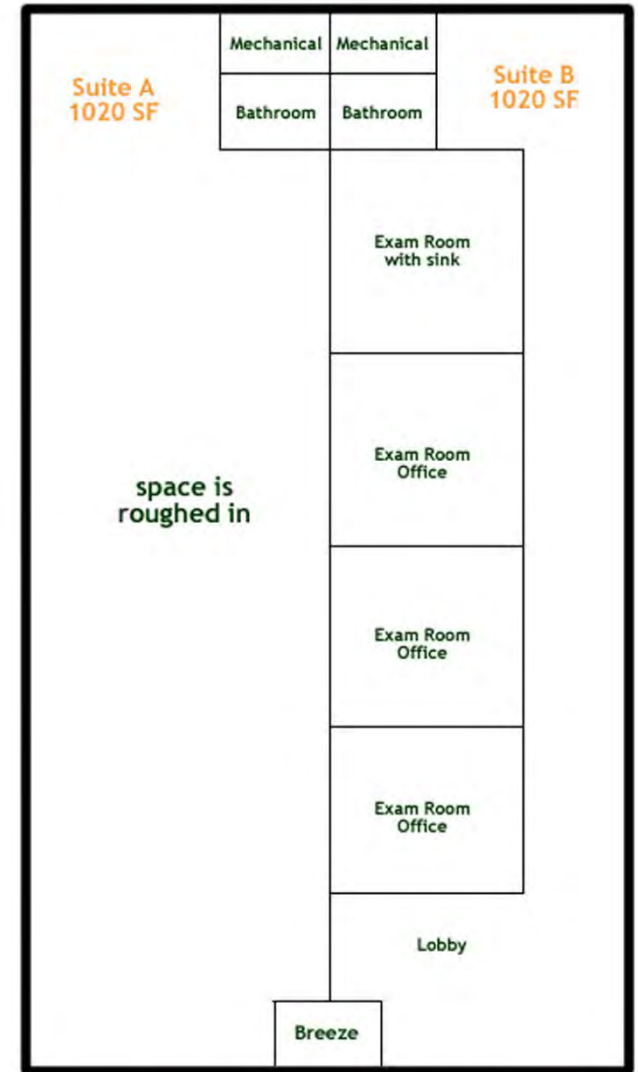
SALE PRICE: \$160,000

IMAGES & FLOOR PLAN



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1537 Donna Dr - Belleville, IL 62223

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Listing No: 1614**Office****Medical**1537 Donna Drive
Belleville, IL 62223**SALE INFORMATION:**

For Sale: Yes
Sale Price: \$160,000
Sale Price/SF: \$78.43
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Location next to Ruler Foods at the Corner of North Belt West and 17th Street.

Comments

Brick Office building with small waiting area, 5 private offices, one bathroom and a large open work area. One of the offices has a hand sink. Currently divided into Two 1,020 SF Units.

Total SF Available: 2,040 SF
Min Divisible SF: 1,020 SF

SQUARE FOOT INFO:

Building Total: 2,040 SF
Total Available: 2,040 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 2,040 SF
Retail: 0 SF
Min Divisible: 1,020 SF
Max Contiguous: 2,040 SF

LAND MEASUREMENTS:

Acres: 0.00
Frontage: 140 FT
Depth:

PROPERTY INFORMATION:

Parcel No: 08-08.0417-021	TIF: Yes	Parking: 8
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Highway Business	Survey: No	Traffic Count: 11,100
Zoning By: City of Belleville	Environmental: No	Property Tax: \$6,762.00
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Office/Medical		

**STRUCTURAL DATA:**

Year Built: 2006	Clearance Min: 8	Exterior: Brick
Rehab Year:	Clearance Max: 8	Bay Spacing: 1,020
Floors: 1	Floor Drains:	Sprinklers: No
Class: B		

Listing Broker(s)

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