

FOR
SALE

RETAIL/APARTMENT BUILDING

132 West Main Street, Belleville, IL 62220



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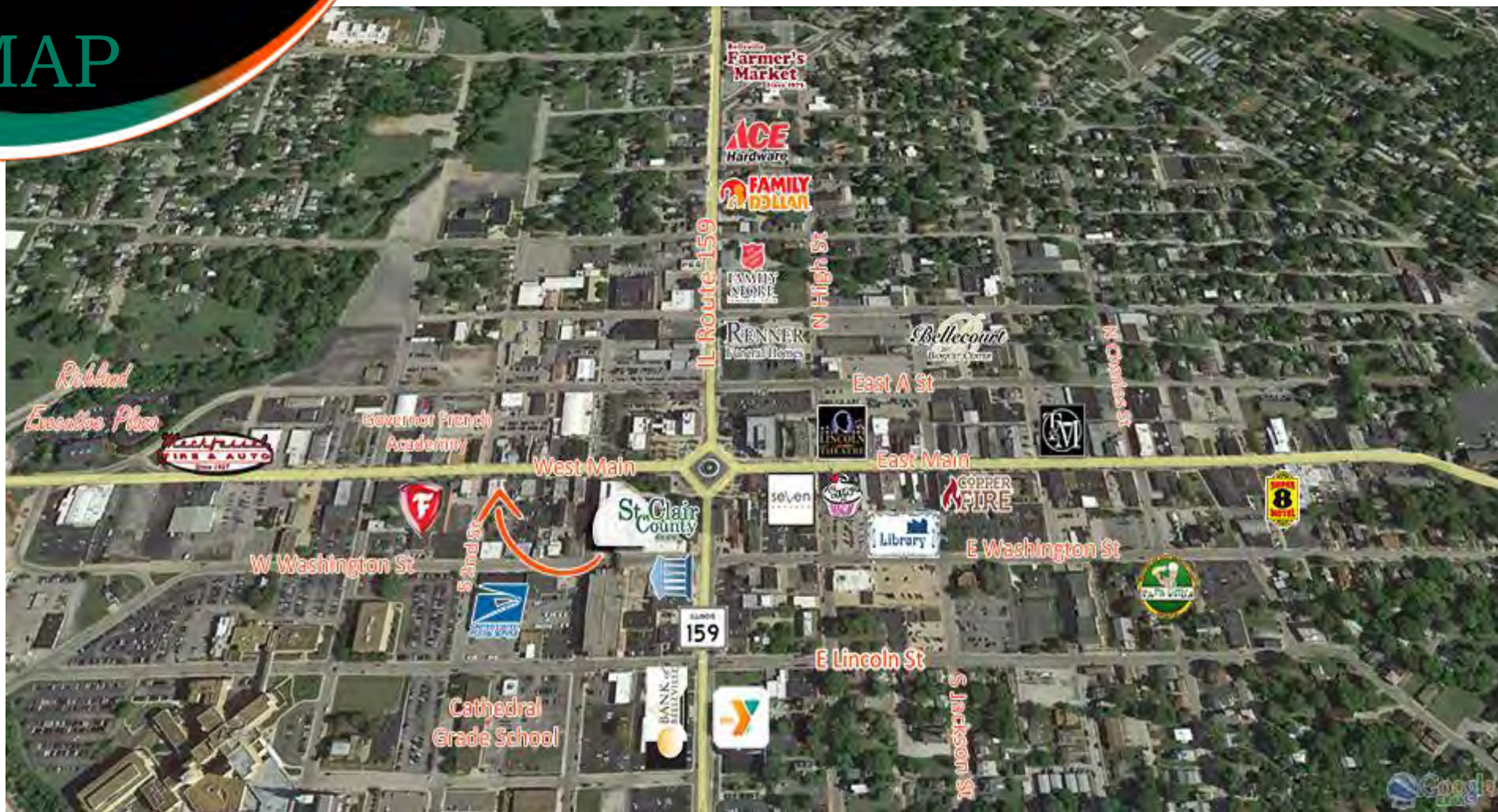
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- One Block from County Courthouse
- Main Level Retail (leased)
- Two second story apartment's (one leased)
- Corner Location
- Additional parking lot included

SALE PRICE: \$185,000

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Listing No: 2628**Mixed-Use**132 West Main Street
Belleville, IL 62220**SALE INFORMATION:**

For Sale: Yes
Sale Price: \$185,000
Sale Price/SF: \$35.75
CAP Rate: 6.70
GRM:
NOI:

INCOME

Gross Rental Income \$24,784.50
 Gross Other Income \$566.80
Total Income \$25,351.30

EXPENSES:

Property Taxes \$3,949.98
 Insurance \$1,980.00
 CAM \$972.00
 Utilities \$5,909.32
 Property Management
Total Expenses \$12,811.30

NOI \$12,540.00**Comments**

Retail building with two second story apartments. Retail space and one apartment leased. Second apartment needs remodeling. Additional parking lot included in sale, with 20 spaces. Off street parking available on retail building.

Total SF Available: 5,184 SF
Min Divisible SF: 5,148 SF

SQUARE FOOT INFO:

Building Total: 5,148 SF
Total Available: 5,184 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 2,574 SF
Min Divisible: 5,148 SF
Max Contiguous: 5,148 SF

LAND MEASUREMENTS:

Acres: 0.09
Frontage: 39 FT
Depth: 100 FT

PROPERTY INFORMATION:

Parcel No: 08-21.0-443-001 & 08-21.0-442-018	TIF: Yes	Parking: 24
County: St. Clair	Enterprise Zone: No	Surface Type: Ashpalt
Zoning: C-2	Survey: No	Traffic Count: 5650
Zoning By: City of Belleville	Environmental: Yes	Property Tax: \$3,949.98
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Retail & Apartments		

**STRUCTURAL DATA:**

Year Built: 1910	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing: N/A
Floors: 2	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

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