

FOR SALE

**321 Centreville Ave.
Belleville, IL 62260**



TURN-KEY 3 BAY AUTO SHOP - REDUCED SALE PRICE: \$250,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

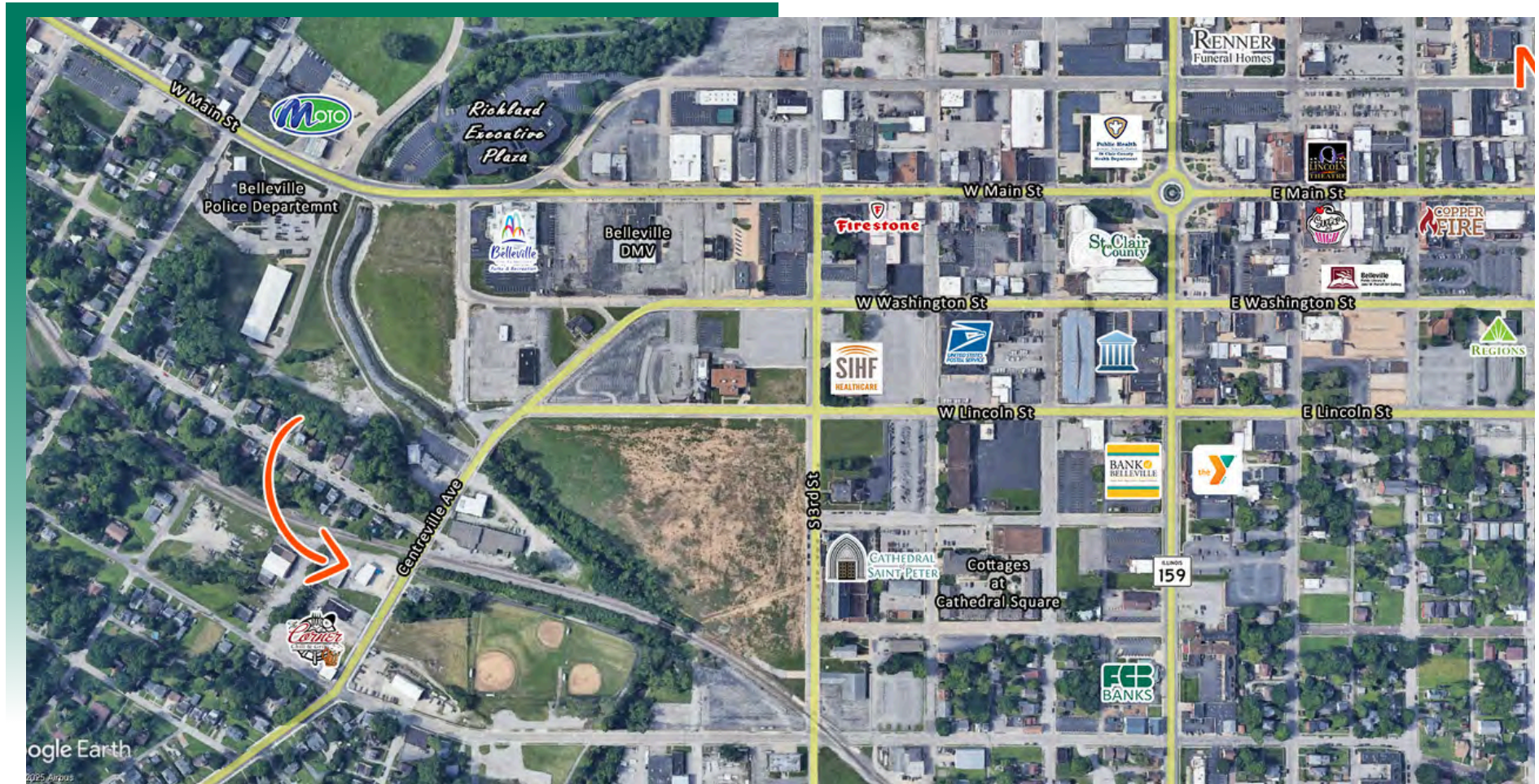
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

321 Centreville Ave., Belleville, IL



LOCATION OVERVIEW

Located on Centreville Ave. less than 1/2 mile from the Belleville Square and the St Clair County Courthouse. Situated in a TIF District and Enterprise Zone.

PROPERTY PHOTOS

321 Centreville Ave., Belleville, IL

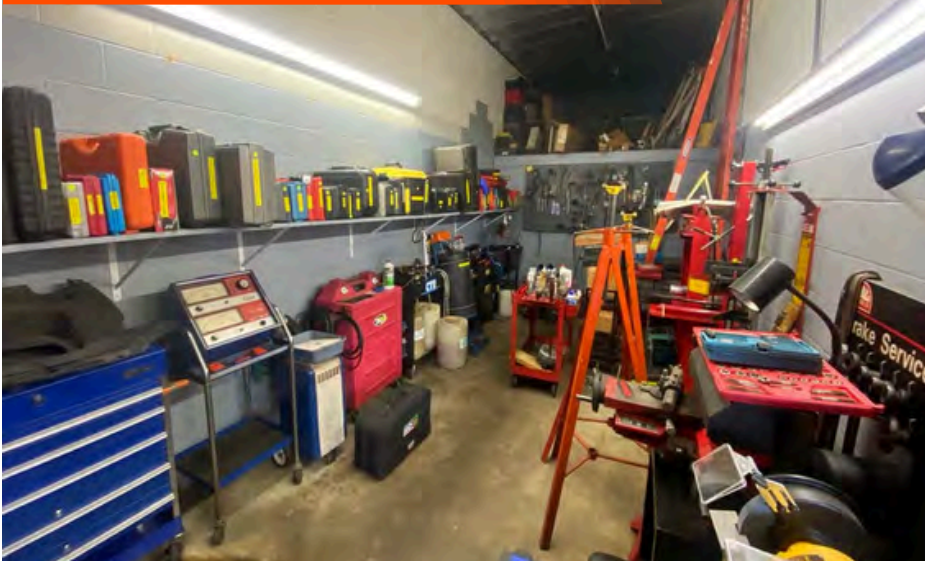
RECEPTION



SHOP AREA - LIFT



STORAGE AREA



INTERIOR SHOP SPACE



Shop is heated & cooled, has newer windows, new LED lighting, a reception area/waiting room, private office and 2 storage areas.

INDUSTRIAL PROPERTY SUMMARY

321 CENTREVILLE AVE, BELLEVILLE, IL 62260

LISTING # 2654

LOCATION DETAILS:

Parcel #: 08-28.0-128-007
County: IL - St. Clair
Zoning: C-1 - City of Belleville

STRUCTURAL DATA:

Year Built: 1970
Renovated: 2015
Clear Ht Min: 14
Clear Ht Max: 14
Bay Spacing: -
Construction Type: Block, Block
Roof: TPO
Floor Type: Concrete

PROPERTY OVERVIEW:

Building SF: 2,325
Vacant SF: 2,325
Usable Sqft: -
Office SF: 325
Warehouse SF: 2,000
Min Divisible SF: -
Max Contig SF: 2,325
Lot Size: 0.40 Acres
Frontage: 186
Depth: 96
Parking Spaces: 14
Parking Surface Type: Concrete/Gravel
Archeological: No
Environmental: Yes
Survey: Yes

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: LED
Sprinklers: No
Insulated: No
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Drive In Doors: 3



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INDUSTRIAL PROPERTY SUMMARY PG 2

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UTILITY INFO:

Water Provider:	City of Bellevill
Water Location:	On Site
Sewer Provider:	City of Belleville
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	-
Voltage High:	-
Amps:	240
Phase:	1



SALE/LEASE INFORMATION:

Sale Price:	\$250,000
Price / SF:	\$107.53

PROPERTY DESCRIPTION:

2,325 SF building auto shop on a .40 acre lot; formerly Stock's Underhood Specialist for 39 years. The turn key property includes all F, F & I (Furniture, Fixtures, and Inventory). Equipment includes, but is not limited to: Three racks, air compressor, oil separator, tools and tool shelves. The Shop is Heated & Cooled, has newer windows, new LED lighting, a reception area/waiting room, one office with 2 separate storage areas. The roof was replaced in 2020. Full Equipment List is Available upon request.

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$4,585.64
Tax Year:	2024

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