

3 BAY AUTO SHOP

321 Centreville Avenue, Belleville, IL 62220



FOR SALE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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



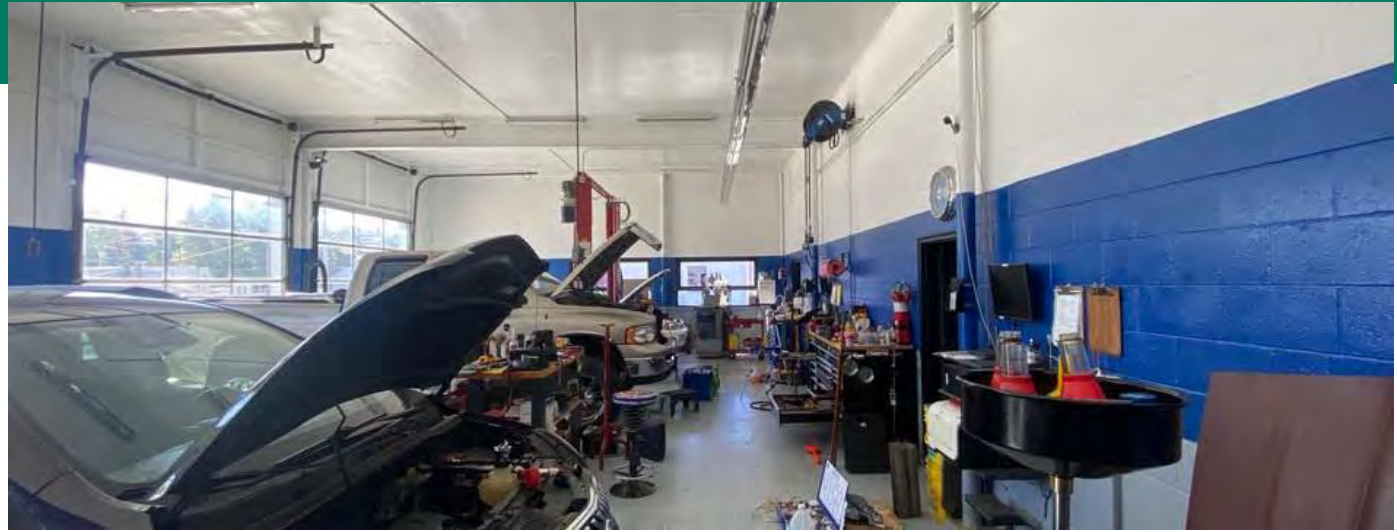
PROPERTY SUMMARY

- 2,325 SF, Three bay Auto Shop
- Includes F,F & I (Furniture, fixtures & Inventory)
- Newer TPO Roof
- Service Desk with waiting room

REDUCED SALE PRICE: \$299,000

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INTERIOR IMAGES



Listing No: 2654

Industrial
Retail321 Centreville Ave
Belleville, IL 62220**SALE INFORMATION:**

For Sale:	Yes
Sale Price:	\$299,000
Sale Price/SF:	\$128.60
CAP Rate:	
GRM:	
NOI:	

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available:	2,325 SF
Min Divisible SF:	2,325 SF

SQUARE FOOT INFO:

Building Total:	2,325 SF
Total Available:	2,325 SF
Direct Lease:	2,325 SF
Sublease:	0 SF
Office:	325 SF
Warehouse:	2,000 SF
Min Divisible:	2,325 SF
Max Contiguous:	2,325 SF

LAND MEASUREMENTS:

Acres:	0.40
Frontage:	186 FT
Depth:	96 FT

PROPERTY INFORMATION:

Parcel No:	08-28.0-128-007	TIF:	Yes	Property Tax:	\$4,054.00
County:	St. Clair	Enterprise Zone:	Yes	Tax Year:	2021
Zoning:	C-1	Foreign Trade Zone:	No		
Zoning By:	City of Belleville	Survey:	No		
Industrial Park:		Environmental:	Yes		
Prior Use:	Automotive	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1970	Clearance Min:	8	Style:	Block
Rehab Year:	2015	Clearance Max:	14	Roof:	TPO
		Bay Spacing:		Exterior:	Block
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	
				Floor Drains:	Yes



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UTILITY INFORMATION

Water Provider:	City of Belleville	Service:		Location:	On site
Sewer Provider:	City of Belleville	Service:		Location:	On site
Gas Provider:	Ameren	Service:		Location:	On site
Electric Provider:	Ameren	Service:		Location:	
AMPS:	240 KVA	Phase:	Single		
Low Volts:		High Volts:			
Telecom Provider:	Spectrum	Service:		Location:	On site

FACILITY INFORMATION

Truck Dock:		Size:		Parking:	14
Dock Levelers:		Capacity:		Surface Type:	Concrete/Gravel
Drive-In Doors:	3	Size:	8 x 10	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Yes	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	LED	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:
Rail:
Barge:
Airport:

Listing Broker(s)

Tony Smallmon
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Comments

Turn Key Automotive Shop located in a TIF District and the Enterprise Zone in Downtown Belleville, Illinois. Sale includes 2,325 sq ft building Auto Shop on a .40 acre lot. Sale also includes furniture, fixtures, equipment, and the business. 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, and two storage rooms off the service bay area . The roof was replaced in 2020. Full Equipment List is Available upon request.