

1,650 SF OFFICE BUILDING FOR SALE

3909 A North Belt West, Belleville, IL 62226



REDUCED SALE PRICE: \$149,000 FROM \$195,000

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

3909 A North Belt West, Belleville, IL 62226

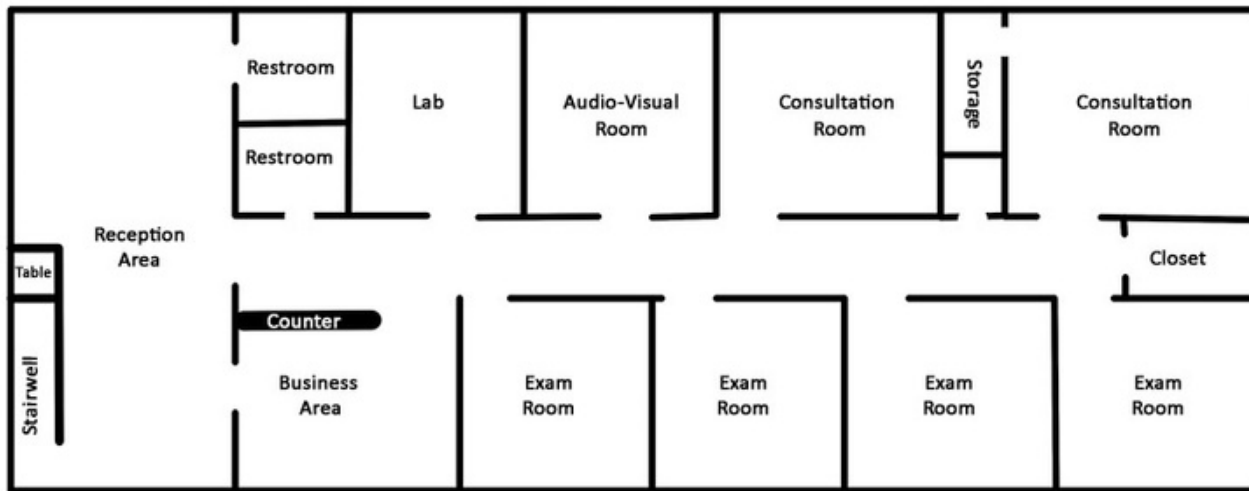


LOCATION OVERVIEW

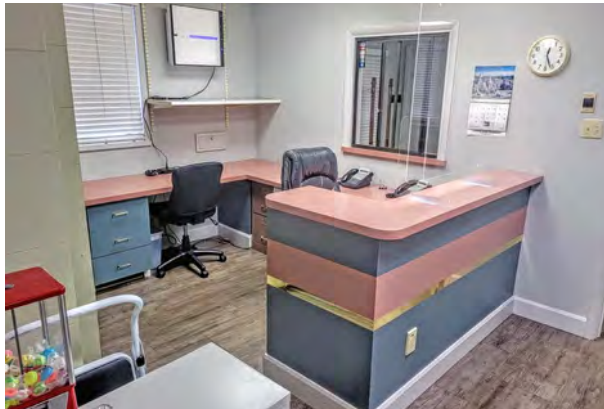
Building is located at the corner of North Belt West and N 40th Street. Great visibility with 15,000 ADT on North Belt West.

IMAGES & FLOOR PLAN

3909 A North Belt West, Belleville, IL 62226



*Not to scale



1,650 SF Former Dental Office

Ideal for medical, chiropractic, salon, insurance, or financial advisor

- 5 exam rooms with sinks
- Reception area
- 2 restrooms
- Kitchenette
- Lab
- Private office



OFFICE/RETAIL PROPERTY SUMMARY

#2659

Property Address

SALE INFORMATION:

Sale Price:	\$149,000
Sale Price/SF:	\$90.30
Cap Rate:	N/A
GRM:	N/A
NOI:	N/A

SQUARE FOOT INFO:

Building Total:	1,650 SF
Office:	1,650 SF
Retail:	1,650 SF
Min Divisible:	1,650 SF
Max Contiguous:	1,650 SF

PROPERTY INFORMATION:

Parcel No:	08-08-0-318-032
County:	St. Clair
Zoning:	Commercial
Prior Use:	Dental Office
Complex:	-
Parking:	12
Traffic Count:	15,000
TIF:	No
Enterprise Zone:	No
Foreign Trade Zone:	No
Survey:	No
Property Tax:	\$5,640
Tax Year:	2021



STRUCTURAL DATA:

Year Built:	1965
Rehab Year:	2018
Building Class:	B
Clearance Min:	9'
Clearance Max:	9'
Roof:	Shingle
Exterior:	Brick
Floors:	1
Signage:	-

COMMENTS:

Well maintained 1,650 SF office building. Perfect for medical, a salon, chiropractic, insurance. Previously a dental office, 4 exam rooms with sinks, reception room, receptionist area, private office, kitchenette, lab, sanitation room, 2 restrooms. Phone system included. Building has a 1,200 SF basement, updated electrical, well maintained HVAC. Flooring has been upgraded and all previous equipment access through the floors is being repaired. Newer washer/dryer and shelving, misc. equipment is included.



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