

# 1,650 SF OFFICE BUILDING

3909 A North Belt West, Belleville, IL 62226

FOR SALE



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Joe Hardin  
C: 618.660.8759  
[JoeH@barbermurphy.com](mailto:JoeH@barbermurphy.com)



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



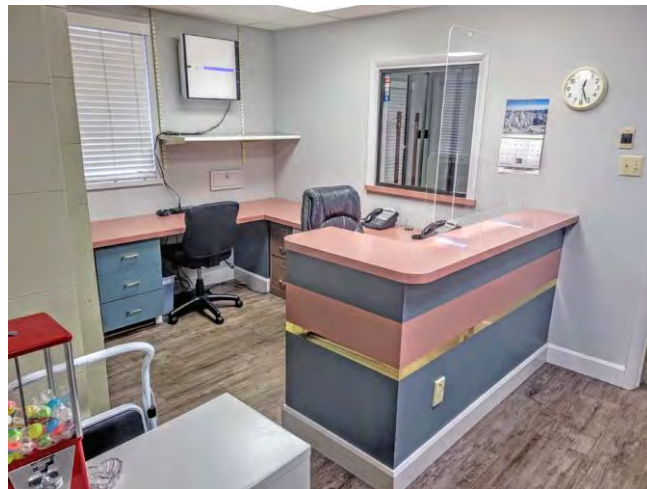
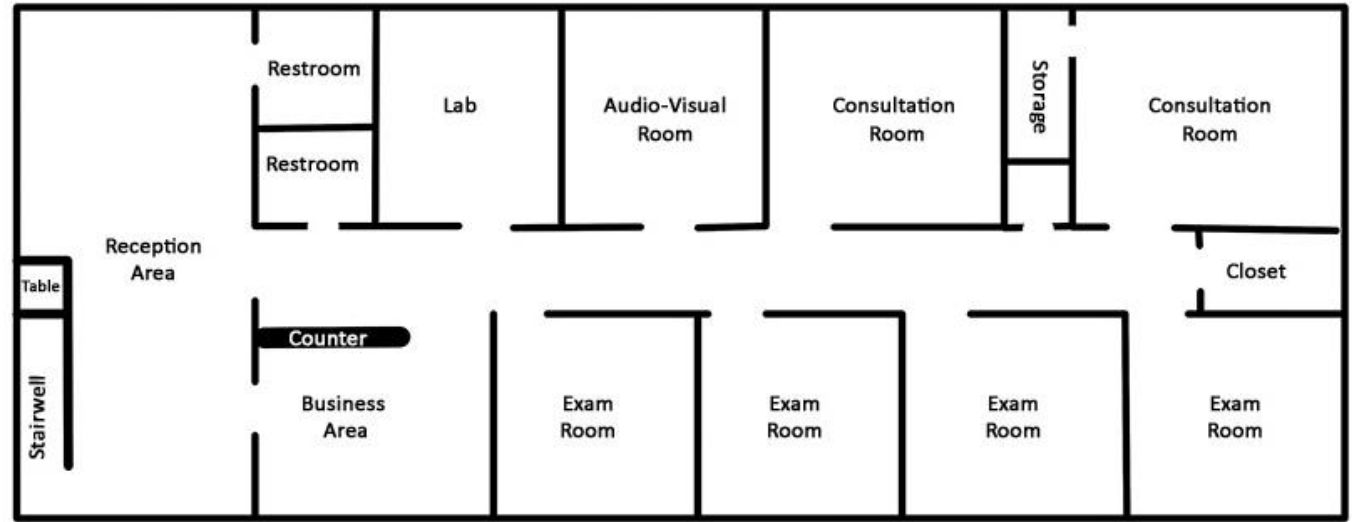
## PROPERTY SUMMARY

- Well maintained: electrical upgrade-2020, remodel-2018, roof replacement-2007, & HVAC and flooring-2006
- 1,200 SF basement
- Formerly a dentist office
- Perfect for medical, chiropractic, salon, insurance, or financial advisor
- 5 exam rooms with sinks, reception area, 2 restrooms, kitchenette, lab, private office

SALE PRICE: \$195,000

**BARBERMURPHY**

# IMAGES & FLOORPLAN



**Listing No:** 2659

**Office**

**Dental**

3909 A North Belt West  
Belleville, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$195,000  
**Sale Price/SF:** \$118.18  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

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

**Leasing Comments:**

**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.

**Total SF Available:** 1,650 SF  
**Min Divisible SF:** 1,650 SF

**SQUARE FOOT INFO:**

**Building Total:** 1,650 SF  
**Total Available:** 1,650 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 1,650 SF  
**Retail:** 0 SF  
**Min Divisible:** 1,650 SF  
**Max Contiguous:** 1,650 SF

**LAND MEASUREMENTS:**

**Acres:** 0.22  
**Frontage:** 137 FT  
**Depth:** 65 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-08.318-032	<b>TIF:</b> No	<b>Parking:</b> 12 spaces
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> Commercial	<b>Survey:</b> No	<b>Traffic Count:</b> 15,000
<b>Zoning By:</b> Belleville	<b>Environmental:</b> No	<b>Property Tax:</b> \$5,640.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2021
<b>Prior Use:</b> Dental Office		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1965	<b>Clearance Min:</b> 9'	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2018	<b>Clearance Max:</b> 9'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b> No	<b>Sprinklers:</b>
<b>Class:</b> B		

**Listing Broker(s)**

Joe Hardin  
 Office: (618) 277-4400  
 joe@barbermurphy.com  
 Cell: (618) 660-8759