

# 1,290 SF OFFICE BUILDING FOR SALE

6318 West Main Street, Belleville, Illinois 62226



**BARBERMURPHY**

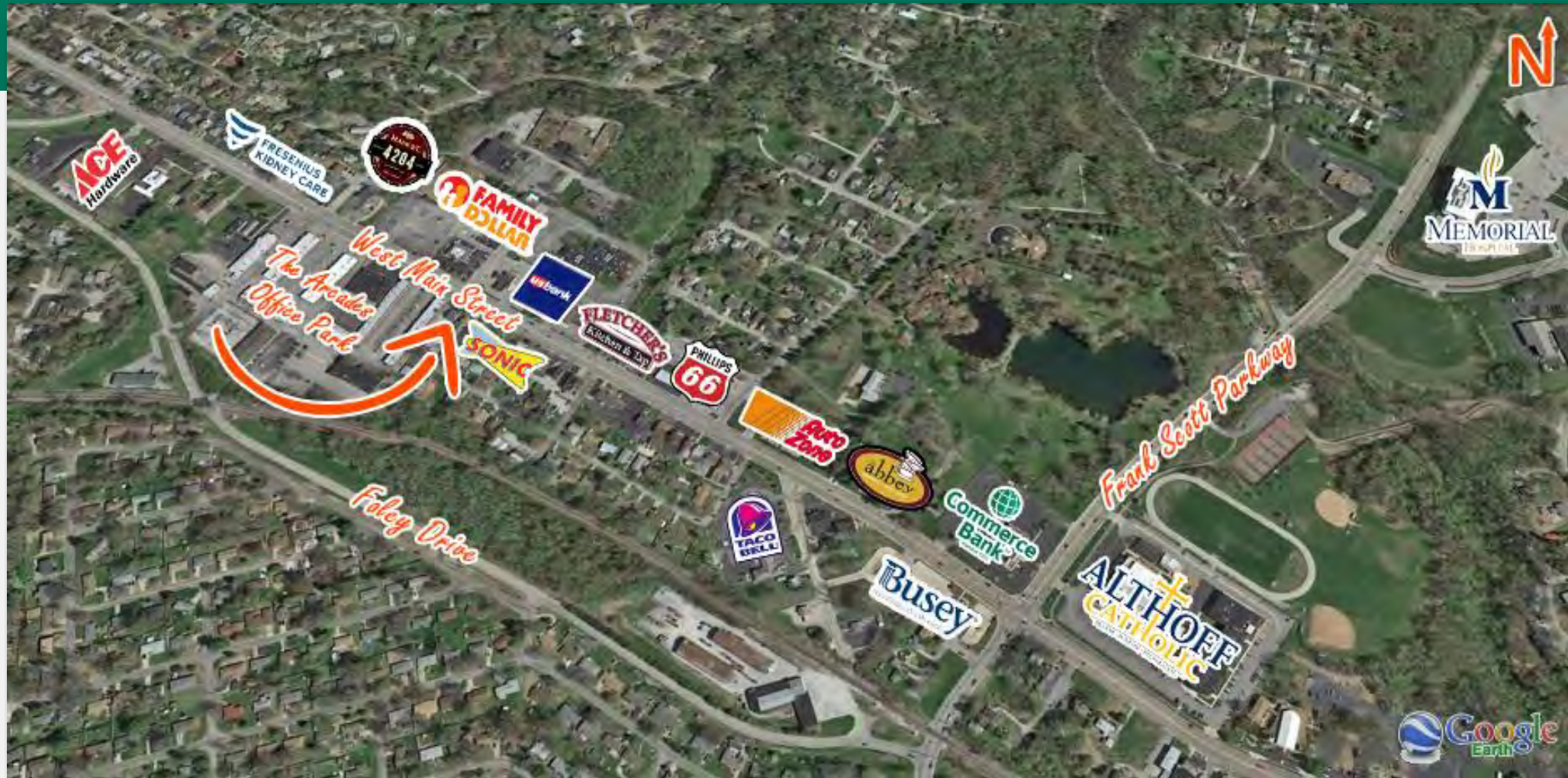
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

John L. Eichenlaub  
C: 618.570.8344  
[JohnE@barbermurphy.com](mailto:JohnE@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



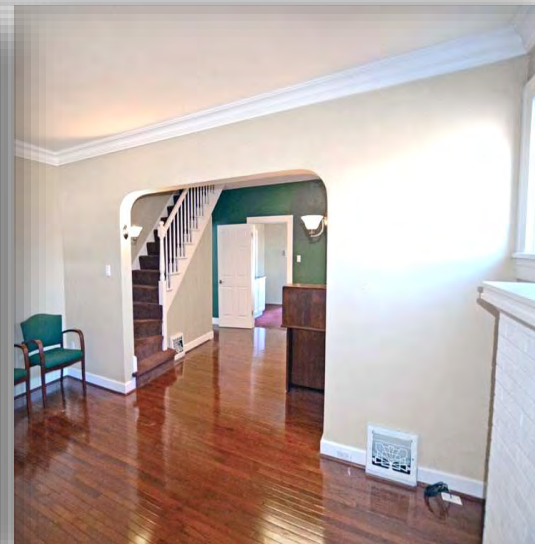
## PROPERTY SUMMARY

- Former Edwards Jones office
- Recently renovated
- Reception/waiting room with fireplace
- Large conference room
- Office and break room
- Additional storage in basement and upstairs

**SALE PRICE: \$120,000**

**BARBERMURPHY**

# INTERIOR IMAGES



Listing No: 2688

Office

6318 W Main  
Belleville, IL 62226**SALE INFORMATION:**

For Sale: Yes  
 Sale Price: \$120,000  
 Sale Price/SF: \$93.02  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

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

**Leasing Comments:****Comments**

Former Edward Jones office. 1,290 SF, hardwood floors, waiting/reception area W fireplace, Large conference room, office, & large break area. Upstairs and basement storage. Sits on 2 lots. Parking for 12 vehicles. Recently remodeled for Edward Jones.

**Total SF Available: 1,290 SF**  
**Min Divisible SF: 1,290 SF**

**SQUARE FOOT INFO:**

Building Total: 1,290 SF  
 Total Available: 1,290 SF  
 Direct Lease: 1,290 SF  
 Sublease: 0 SF  
 Office: 1,290 SF  
 Retail: 0 SF  
 Min Divisible: 1,290 SF  
 Max Contiguous: 1,290 SF

**LAND MEASUREMENTS:**

Acres: 0.18  
 Frontage: 60 FT  
 Depth: 130 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 07-12.0-217-023 and 022	<b>TIF:</b> Yes	<b>Parking:</b> 12
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> asphalt
<b>Zoning:</b> C-1	<b>Survey:</b> No	<b>Traffic Count:</b> 12300
<b>Zoning By:</b> Belleville	<b>Environmental:</b> No	<b>Property Tax:</b> \$4,000.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2021
<b>Prior Use:</b> Investment office		

**STRUCTURAL DATA:**

<b>Year Built:</b> 1925	<b>Clearance Min:</b> 8	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2018	<b>Clearance Max:</b> 10	<b>Bay Spacing:</b>
<b>Floors:</b> 1.5	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

**Listing Broker(s)**

John L. Eichenlaub  
 Office: (618) 277-4400  
 johne@barbermurphy.com  
 Cell: (618) 570-8344