

FOR SALE

**3701 Memorial Dr.
Belleville, IL 62226**



9,000 SF OFFICE / MULTI-FAMILY REDEVELOPMENT

BARBERMURPHY

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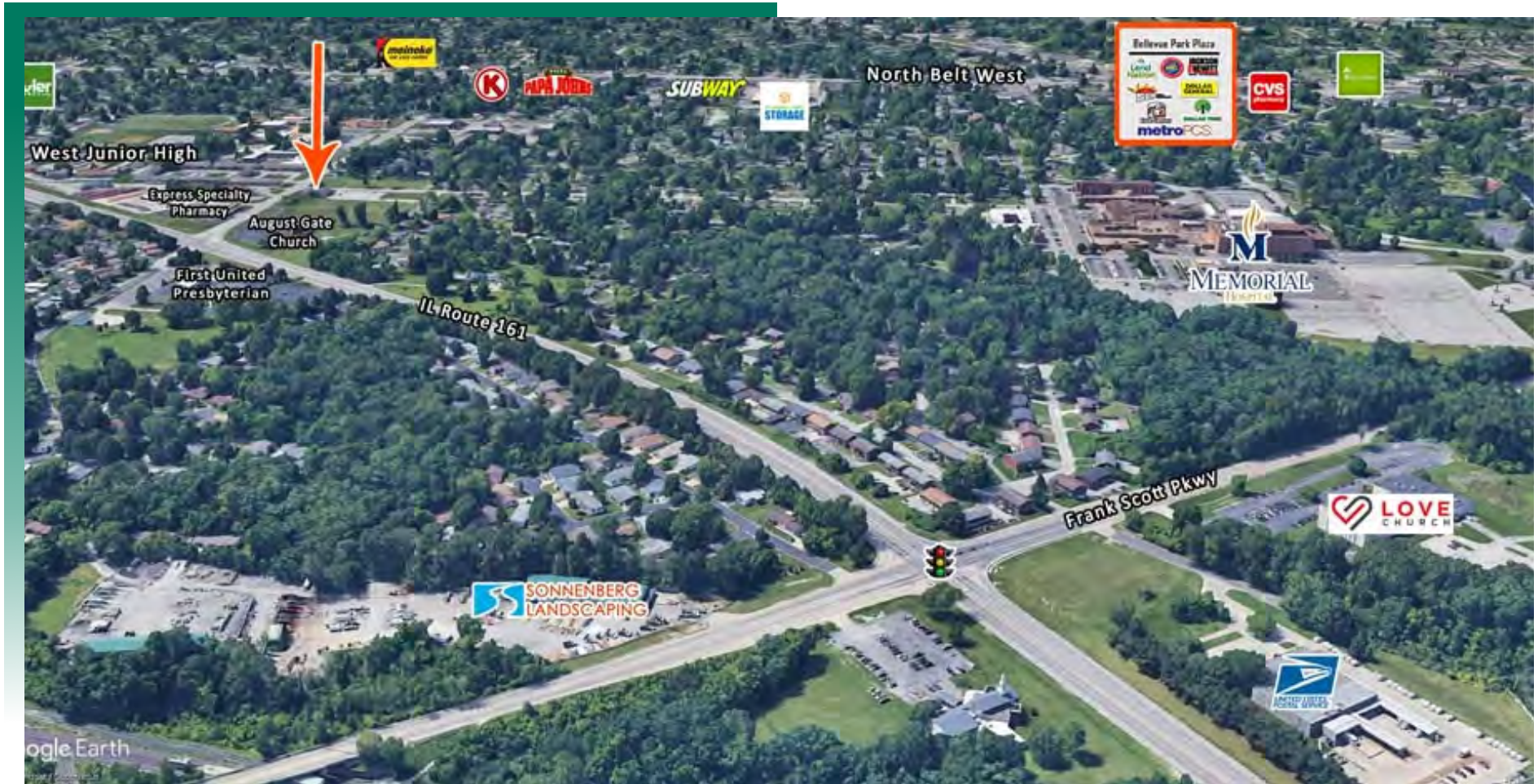
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

3701 Memorial Dr., Belleville, IL 62226

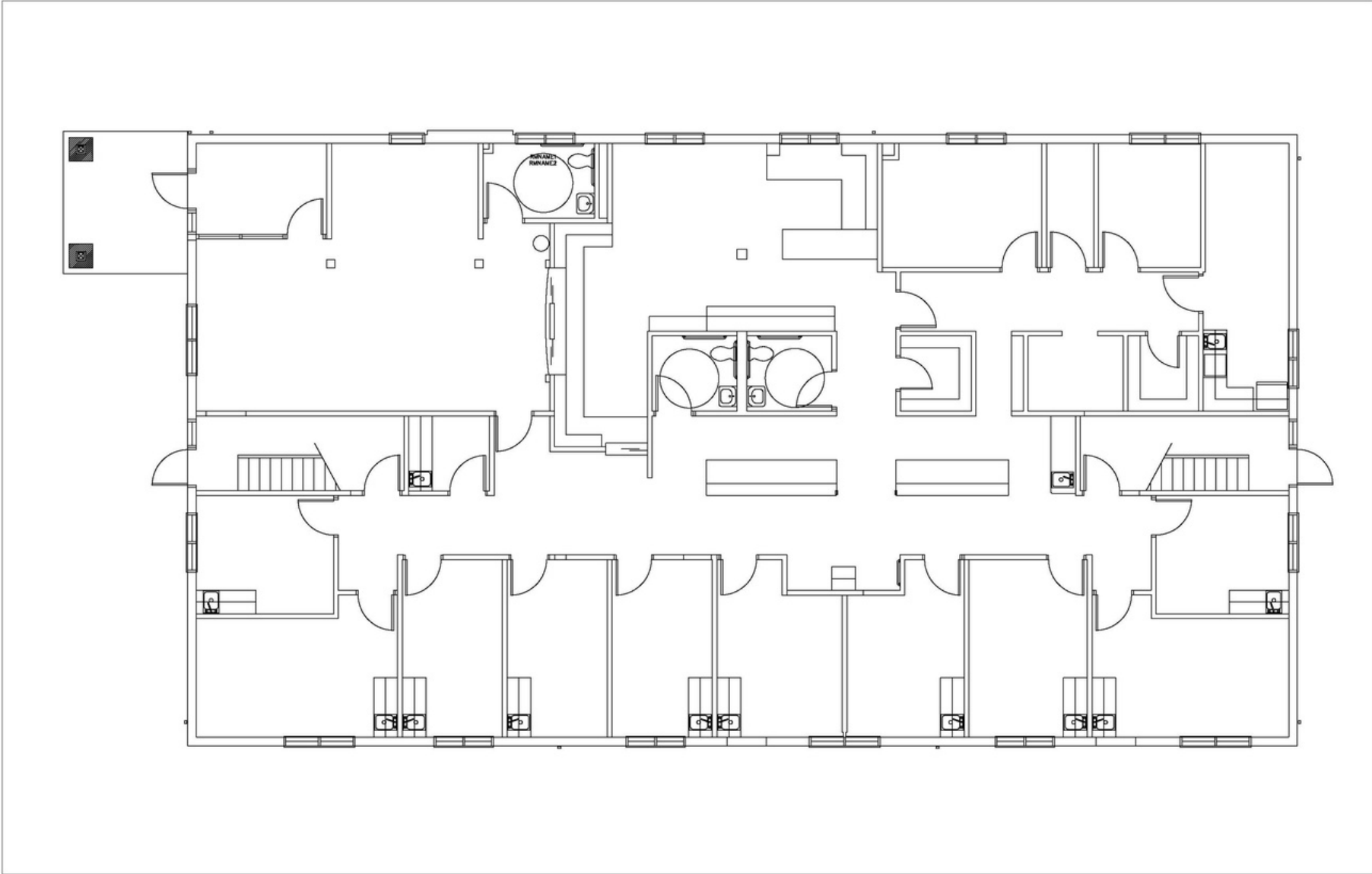


LOCATION OVERVIEW

Located near the corner of Royal Heights Rd. & IL Route 161 in Belleville, IL. Belleville is located in the Metro East region of Greater St. Louis. Property is in close proximity to restaurants, banks, pharmacy's and shopping.

FLOOR PLAN

3701 Memorial Dr., Belleville, IL 62226



*Not to scale

PROPERTY PHOTOS

3701 Memorial Dr., Belleville, IL 62226

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



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Excellent redevelopment opportunity, zoned B-1 Multi-Family. 4,500 SF former medical office on main level. 10 offices, kitchenette, 2 administration areas, large laboratory space, large waiting room and 3 ADA restrooms. The 4,500 SF on 2nd floor has separate side access (2) for 6 apartment units. Mix of 2 bed / 1 bath units and 1 bed / 1 bath units. All are stripped down to white-box condition and would require full build out for future use. Additional 1.23 acre lot to the South (zoned B-1 Multi-Family) included with the sale.

Parcels can be purchased individually. Seller will retain a small easement on second parcel for signage. Contact broker for use restrictions.

OFFICE PROPERTY SUMMARY

3701 Memorial Dr., Belleville, IL 62226

#2760

SALE INFORMATION:

For Sale: Yes
Sale Price: \$200,000
Sale Price/SF: \$22.00

SQUARE FOOT INFO:

Building Total: 9,000 SF
Total Available: 9,000 SF
Office: 4,500 SF
Apartment SF: 4,500 SF



PROPERTY INFORMATION:

Parcel No: 08-08.0-102-048;
08-08.0-306-023
County: St. Clair
Zoning: B-1 (multi-family)
Prior Use: Medical/Apartments
Parking: 55
Traffic Count: 6,200
Property Tax: \$16,995.70
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1980
Rehab Year: 2005
Roof: Shingle
Exterior: Brick
Floors: 2
Min/Max Clearance: 7'-9'

LAND MEASUREMENTS:

Acres: 2.53 AC
Frontage: 120 FT
Depth: 470 FT



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