

RETAIL FOR SALE

2,539 SF RETAIL SPACE WITH LIVING QUARTERS

6727 W MAIN ST, BELLEVILLE, IL 62223



SALE PRICE: \$275,000

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.

PROPERTY PHOTOS

2,539 SF Retail Space with living quarters for Sale
6727 W Main St | Belleville, IL 62223



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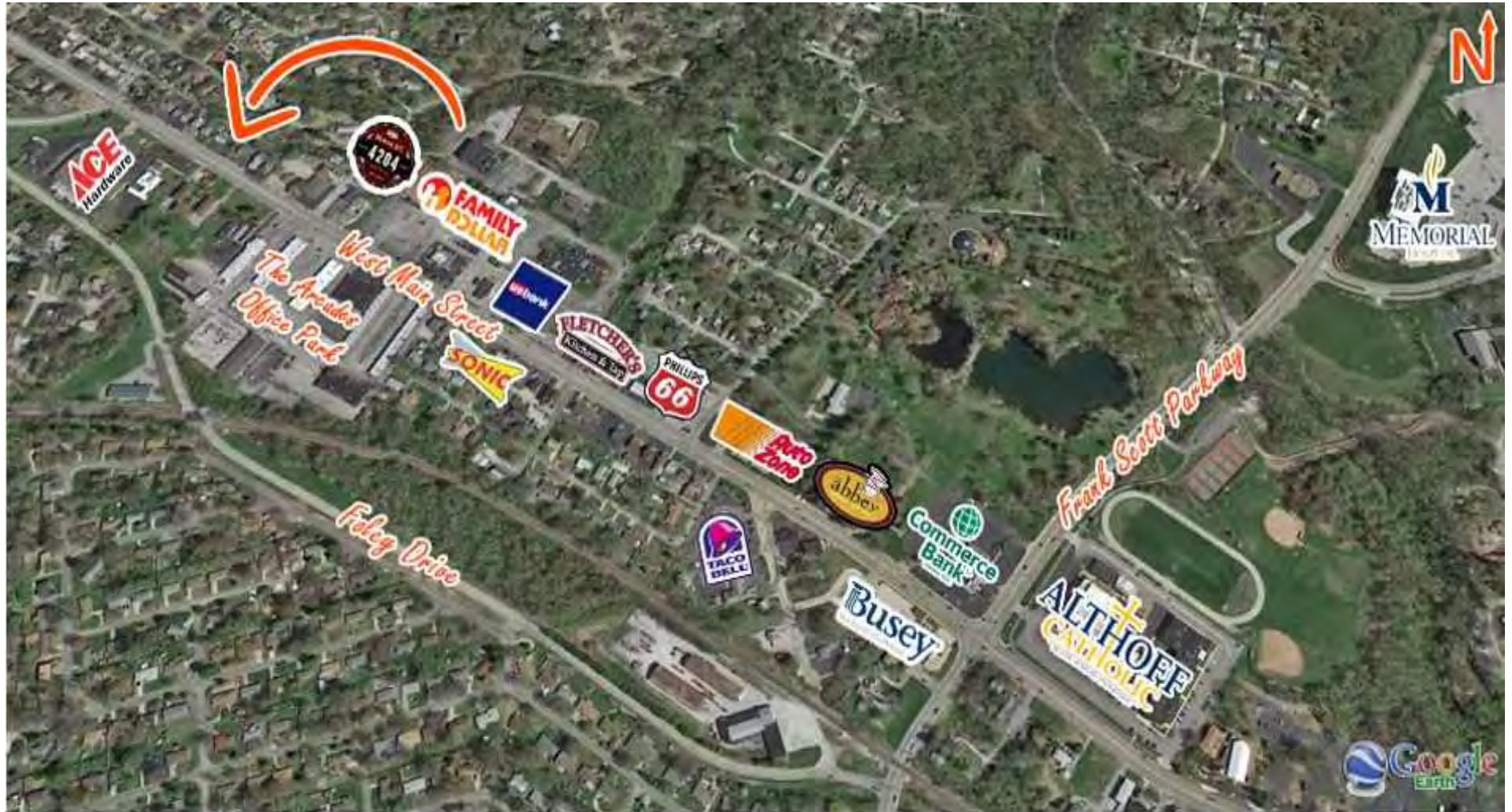
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AREA MAP

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PROPERTY INFO- LISTING # 2732

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SQUARE FOOT INFO

Building SF:	3,691
Office SF:	250
Retail SF:	2,539
Apartment SF:	951
Min Divisible:	3,691
Max Contiguous:	3,691

PROPERTY INFO

APN:	07-12-0-212-009
County:	IL - St. Clair
Zoning:	C-2
Property Taxes:	\$5,541.36
Prior Use:	Retail Clothing Store
Parking:	Garage,Attached
Traffic Count:	12,300

STRUCTURAL DATA

Year Built:	1953
Rehab Year:	1980
Floors:	2
Signage:	Marquee
Construction Type:	Combination
Min-Max Clearance:	9'

LAND MEASUREMENTS

Lot Size:	0.26 Acres
Dimensions:	90' x 130'



SALE/LEASE INFO

Price:	\$275,000
Price / SF:	\$74.51

Property Overview

- 2,539 SF established retail space located on West Main Street
- Former apparel store with dressing rooms, office, sales counter, storage room and partially finished lower level, with restroom.
- Lower level has interior and exterior access
- Additionally, 2nd story apartment updated: 1 bedroom, 1 bath, full kitchen and living room. 8 closets and detached 2 car garage.
- Retail FF&E Included in Sale