



FOR SALE

3200 West Main,
Belleville, IL 62226

1,833 SF OFFICE

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.



1,833 SF Office Space

The office space features a conference room with 5 private offices.

It is equipped with heating and cooling systems throughout the office space, ensuring a comfortable environment year-round. It includes a conference room, breakroom and restrooms, as well as kitchenette. This well-appointed space is ideal for efficient and versatile office operations.



PROPERTY HIGHLIGHTS



Restroom



(Kitchenette)



Reception Area



(5) Private Offices



Conference Room

AREA MAP

3200 WEST MAIN STREET, BELLEVILLE, IL 62226



LOCATION OVERVIEW

The 1,833 SF Office space is strategically situated in Belleville, IL, just off West Main Street, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.

PROPERTY SUMMARY

3200 WEST MAIN STREET, BELLEVILLE, IL 62226

LISTING # 2804

SQUARE FOOT INFO

Building SF:	1,833
Office SF:	1,833
Min Divisible:	1,833
Max Contiguous:	1,833

PROPERTY INFO

APN:	08-17.0-308-016
County:	IL - St. Clair
Zoning:	C-2 Heavy Commercial
Property Taxes:	\$1,791.66
TIF District:	YES
Prior Use:	Office
Parking:	Asphalt
Traffic Count:	8,250 ADT

STRUCTURAL DATA

Year Built:	1925
Rehab Year:	2015
Floors:	1
Signage:	Yes
Construction Type:	Brick, Wood Frame
Min-Max Clearance:	8' - 10'

LAND MEASUREMENTS

Lot Size:	0.16 Acres
Dimensions:	90' x 100'



SALE INFO

Price:	\$75,000
Price / SF:	\$40.92

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