



Suite 811-813
6,450 SF

6,450 SF EVENT VENUE/RETAIL SUITE AVAILABLE FOR LEASE

811-813 S Belt West, Belleville, IL 62220

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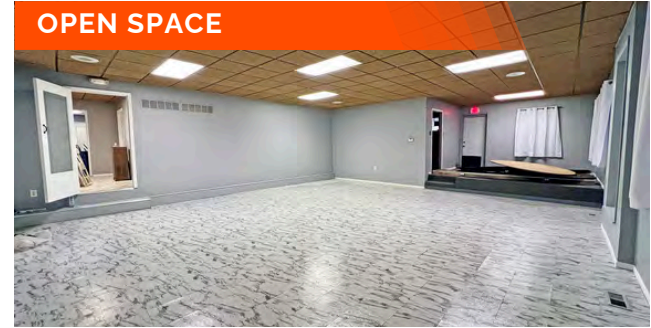
PROPERTY PHOTOS & INFORMATION - SUITE 811-813

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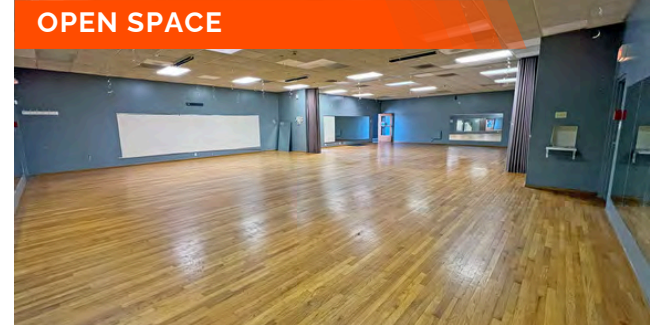
EXTERIOR



OPEN SPACE



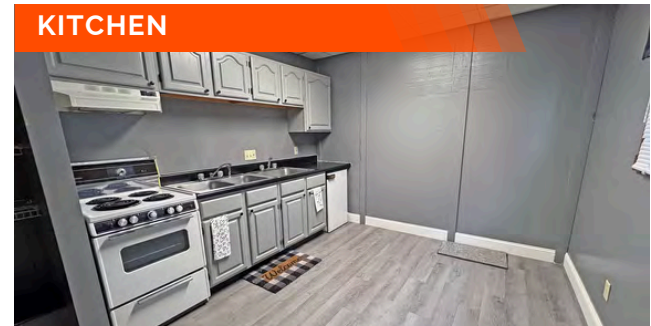
OPEN SPACE



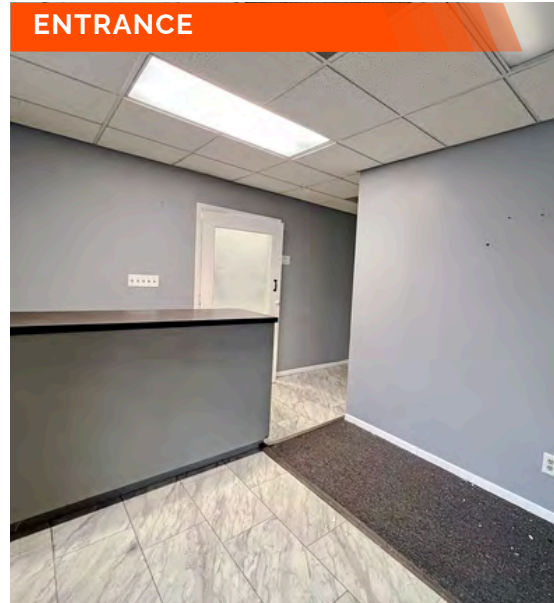
OPEN SPACE



KITCHEN



ENTRANCE



Suite 811-813 - 6,450 SF

A former event venue and fitness studio. Suites can be demised down to 2,725 SF and 3,725 SF.

LEASE RATE: \$6.50/SF, Gross

OFFICE/RETAIL SUMMARY

811-813 S BELT WEST

LISTING # 2819

LOCATION DETAILS:

Parcel # 08-28.0-146-008
County: IL - St. Clair
Zoning: B-2 - St. Clair County

PROPERTY OVERVIEW:

Building SF: 12,450
Vacant SF: 6,450
Min Divisible SF: 2,725
Max Contig SF: 6,450
Office SF: 6,450
Retail SF: 6,450
Signage: Monument, Building, Marquee
Lot Size: 0.87 Acres
Frontage: 350
Depth: 183
Parking Spaces: 24
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1975
Renovated: 2020
Building Class: C
Ceilings: 8' - 9'
Construction Type: Frame / Vinyl, Vinyl & Metal



LEASE INFORMATION:

Lease Rate: \$6.50/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$17,524.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 6,050

PROPERTY DESCRIPTION:

6,450 SF retail suite available for lease. Suite 811-813 (combined) is a former fitness studio and event venue. Suite can be demised down to 2,725 SF and 3,725 SF. Profiles well for a workout facility, martial arts or dance studio.