

FOR LEASE

819 & 825 S Belt West
Belleville, IL 62220

Suite 825
1,050 SF

Lacey's

Suite 819
800 SF

Lacey's
SMOKE SHOP

(2) OFFICE/RETAIL SUITES AVAILABLE

BARBERMURPHY

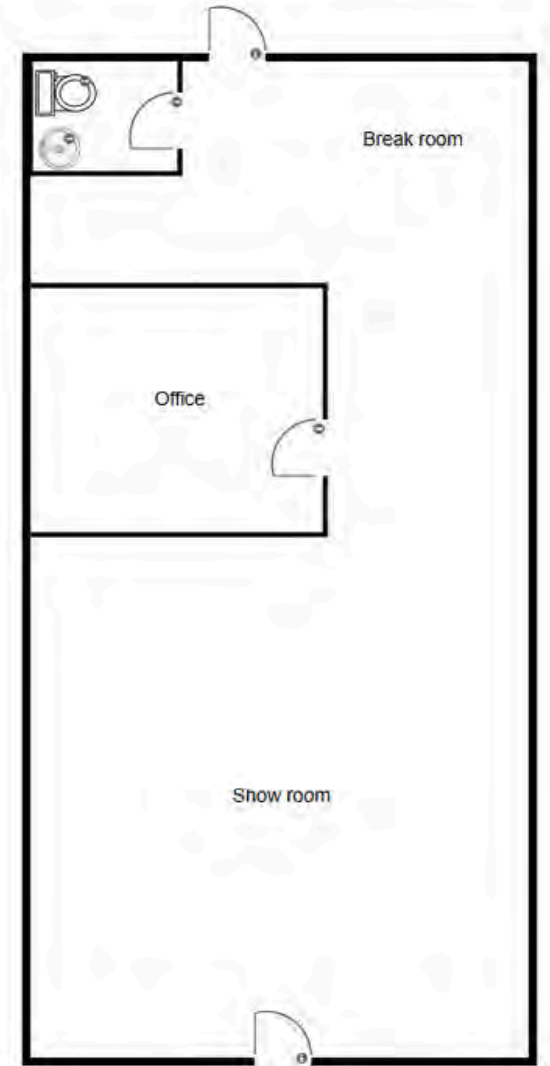
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SUITE 819 - IMAGES & FLOOR PLAN

819 S Belt West, Belleville, IL



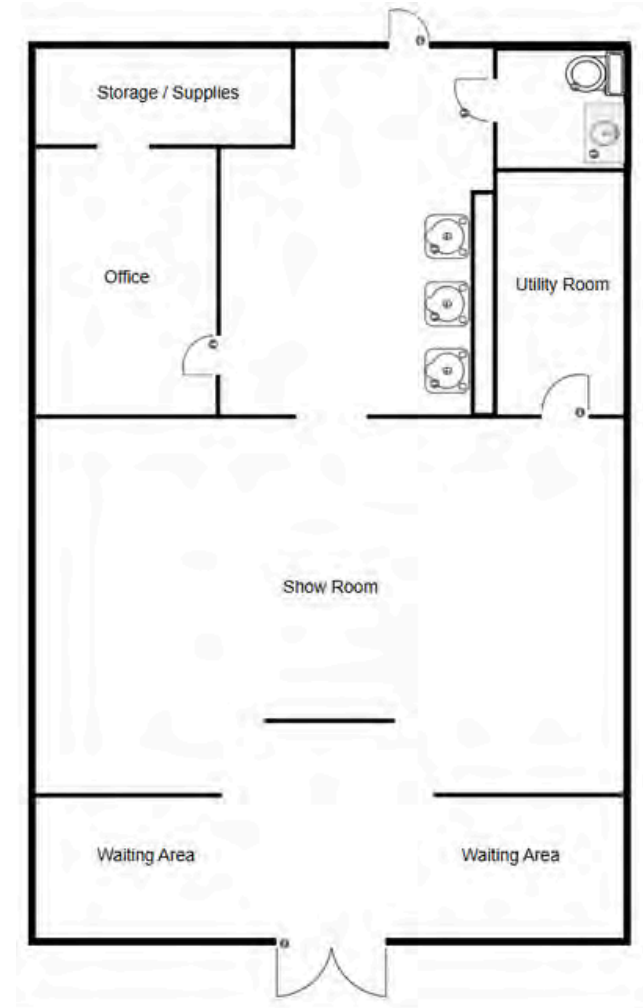
*Not to scale

Suite 819 (800 SF)

Open showroom space, employee break area and office in back.

SUITE 825 - IMAGES & FLOOR PLAN

825 S Belt West, Belleville, IL



*Not to scale

Suite 825 (1,050 SF)

Former salon with 3 shampoo bowls, 6 individual chair areas, washer and dryer on site, along with back office and supply closet.

OFFICE/RETAIL PROPERTY SUMMARY

819-825 S BELT WEST

LISTING # 2819

LOCATION DETAILS:

Parcel #: 08-28.0-146-008
County: IL - St. Clair
Zoning: C-1 - St. Clair County

PROPERTY OVERVIEW:

Building SF: 12,450
Vacant SF: 1,850
Usable Sqft: 1,850
Min Divisible SF: 800
Max Contig SF: 1,050
Signage: Monument, Building, Marquee
Lot Size: 0.87 Acres
Frontage: 208'
Depth: 135'
Parking Spaces: 24
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1975
Yr Renovated: 2020
Building Class: C
Ceilings: 7'-9'



SALE/LEASE INFORMATION:

Lease Rate: \$12.00 / SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$17,524.00
Tax Year: 2020

DEMOGRAPHICS:

Traffic Count: 5,950

PROPERTY DESCRIPTION:

2 Retail suites available for lease. Suite 819 (800) SF suite has an open showroom, employee break area and office in back. Suite 825 (1050 SF) is a former salon with 3 shampoo bowls, 6 individual chair areas, washer and dryer on site, along with back office and supply closet.