

FOR SALE

1801 N Belt West
Belleville, IL 62226



OWNER/USER OPPORTUNITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

1801 N Belt West, Belleville, IL 62226



LOCATION OVERVIEW

Located at the corner of North Belt West and Chaucer Dr. with 15,000 ADT on N Belt West. Just west of IL Route 161. N Belt West is a heavy Office/Retail corridor in Belleville.

FLOOR PLAN

1801 N Belt West, Belleville, IL 62226

OFFICE BUILDING FOR SALE with SPACE FOR LEASE

Suite 1 - 1,348 SF - Occupied

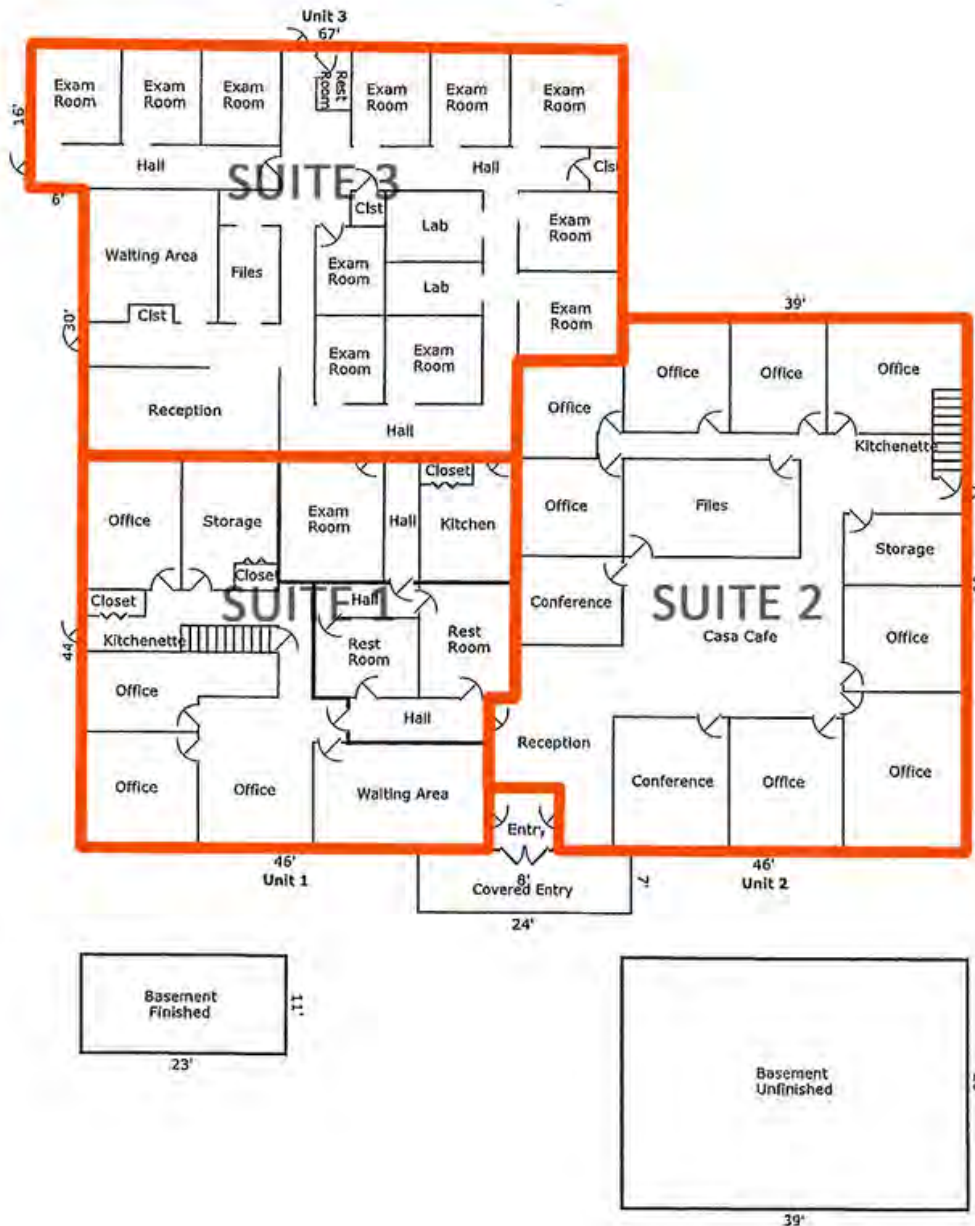
Suite 2 - 2,995 SF - Available

Suite 3 - 3,148 SF - Available

Unfinished Basement - 1,092 SF

Finished Basement - 253 SF

Common Area - 435 SF



*Not to scale

PROPERTY PHOTOS - SUITE 1 - OCCUPIED

1801 N Belt West, Belleville, IL 62226

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Suite 1: 1,348 SF with a waiting room, 5 private offices, kitchenette, unfinished basement and a storage room.

PROPERTY PHOTOS - SUITE 2 - AVAILABLE FOR LEASE

1801 N Belt West, Belleville, IL 62226

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Suite 2: 2,995 SF with a reception area, 8 private offices, 2 conference rooms, unfinished basement and two storage rooms.

PROPERTY PHOTOS - SUITE 3 - AVAILABLE FOR LEASE

1801 N Belt West, Belleville, IL 62226

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Suite 3: 3,148 SF with a reception/waiting room, 11 offices/exam rooms with water, 2 kitchenettes and file storage area.

OFFICE PROPERTY SUMMARY

#2861

1801 N Belt West, Belleville, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$317,000
Sale Price/SF: \$39.99
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$11.00/SF
Lease Type: Modified Gross
Net Charges:
Cam Charges:
Lease Terms: Negotiable

SQUARE FOOT INFO:

Building Total: 7,926 SF
Total Available: 7,926 SF
Direct Lease: 6,143 SF
Sublease: 6,143 SF
Office: 7,926 SF
Min Divisible: 1,348 SF
Max Divisible: 7,926 SF

LAND MEASUREMENTS:

Acres: 0.79 AC
Frontage: 243 FT
Depth: 145 FT

PROPERTY INFORMATION:

Parcel No: 08-08-0-415-012
County: St. Clair
Zoning: C-2
Prior Use: CASA Office
Complex:
Parking: 38
Traffic Count: 15,000
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey:
Property Tax: \$9,008
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1960
Rehab Year: 1975
Building Class: C
Clearance Min: 8'
Clearance Max: 8'
Roof:
Exterior: Brick
Floors: 1
Signage: Yes



TRANSPORTATION:

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

7,926 SF Building for sale with space for lease.

Building has marquee signage, common area restrooms and shared parking.

Owner/User Opportunity with up to 6,143 SF available for owner use.



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