

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

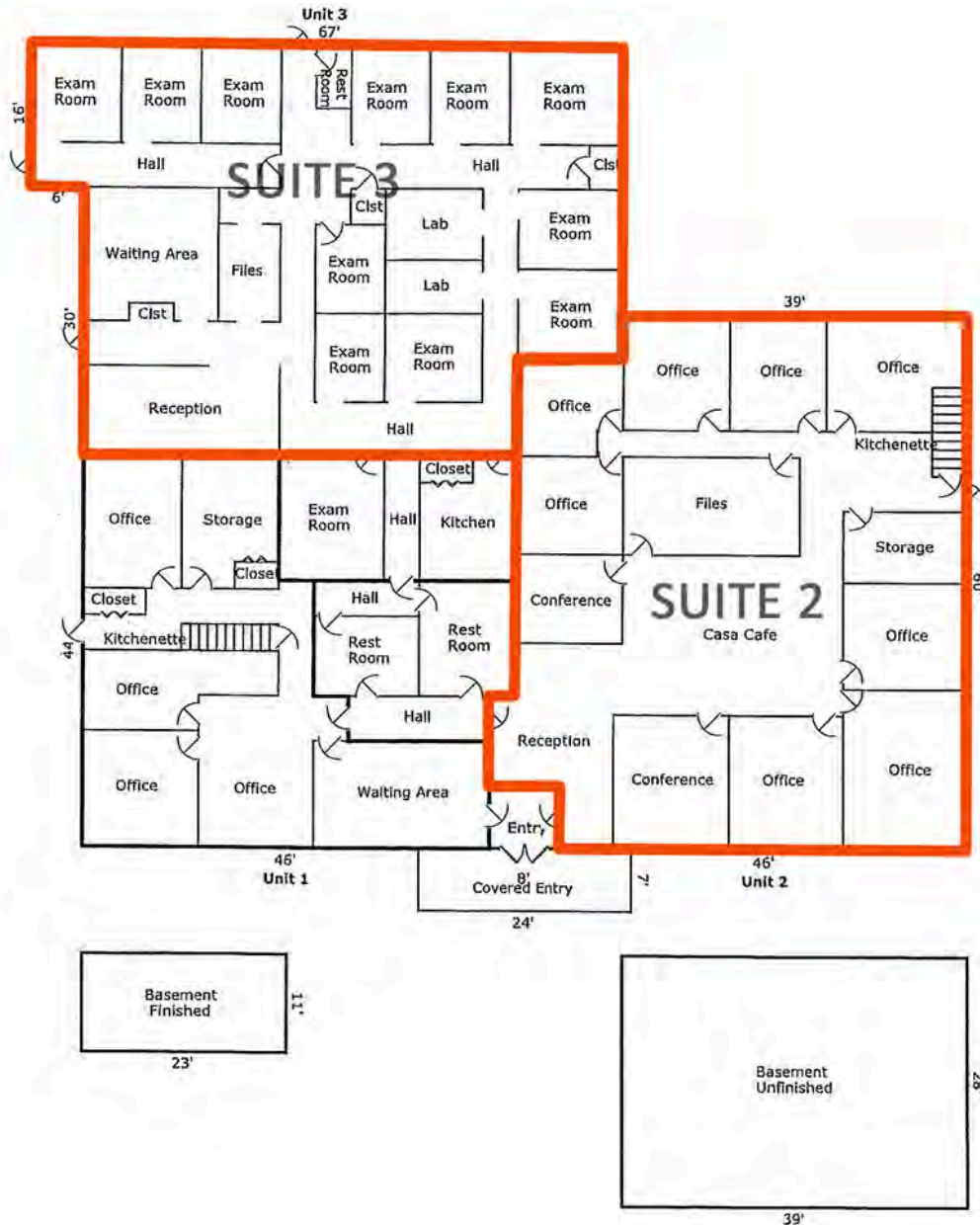
Suite 2 - 2,995 SF - Available

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/RETAIL PROPERTY SUMMARY

1801 N BELT W

LISTING # 2861

LOCATION DETAILS:

Parcel #: 08-08-0-415-012
County: IL - St. Clair
Zoning: C-2

PROPERTY OVERVIEW:

Building SF: 7,926
Vacant SF: 6,143
Usable Sqft: 7,926
Min Divisible SF: 2,995
Max Contig SF: 6,143
Office SF: 7,926
Signage: Monument
Lot Size: 0.79 Acres
Frontage: 243'
Depth: 145'
Parking Spaces: 38
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1960
Yr Renovated: 1975
Building Class: C
Ceilings: 8'
Construction Type: Combination,Brick

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: Yes



SALE/LEASE INFORMATION:

Sale Price: \$289,000
Price / SF: \$36.46

FINANCIAL INFORMATION:

Taxes: \$9,008.80
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 15,000

PROPERTY DESCRIPTION:

7,926 SF Building For sale or Lease
Building has marquee sign, common area restrooms and shared parking.
Suite 1: 1,348 SF with a waiting room, 5 private offices, kitchenette, unfinished basement and a storage room - Occupied
Suite 2: 2,995 SF with a reception area, 8 private offices, 2 conference room, unfinished basement and two storage rooms - Available for Lease.
Suite 3: 3,148 SF with a reception/waiting room, 11 offices/exam rooms with water, 2 kitchenettes and file storage area - Available for Lease.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

TONY SMALLMON

Broker
O: (618) 277-4400
C: (618) 407-4240
tonys@barbermurphy.com