

OWNER/USER OPPORTUNITY

FOR SALE

1801 N Belt West  
Belleville, IL 62226



REDUCED SALE PRICE: \$249,000

**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.



# AREA MAP

1801 N Belt West, Belleville, IL 62226



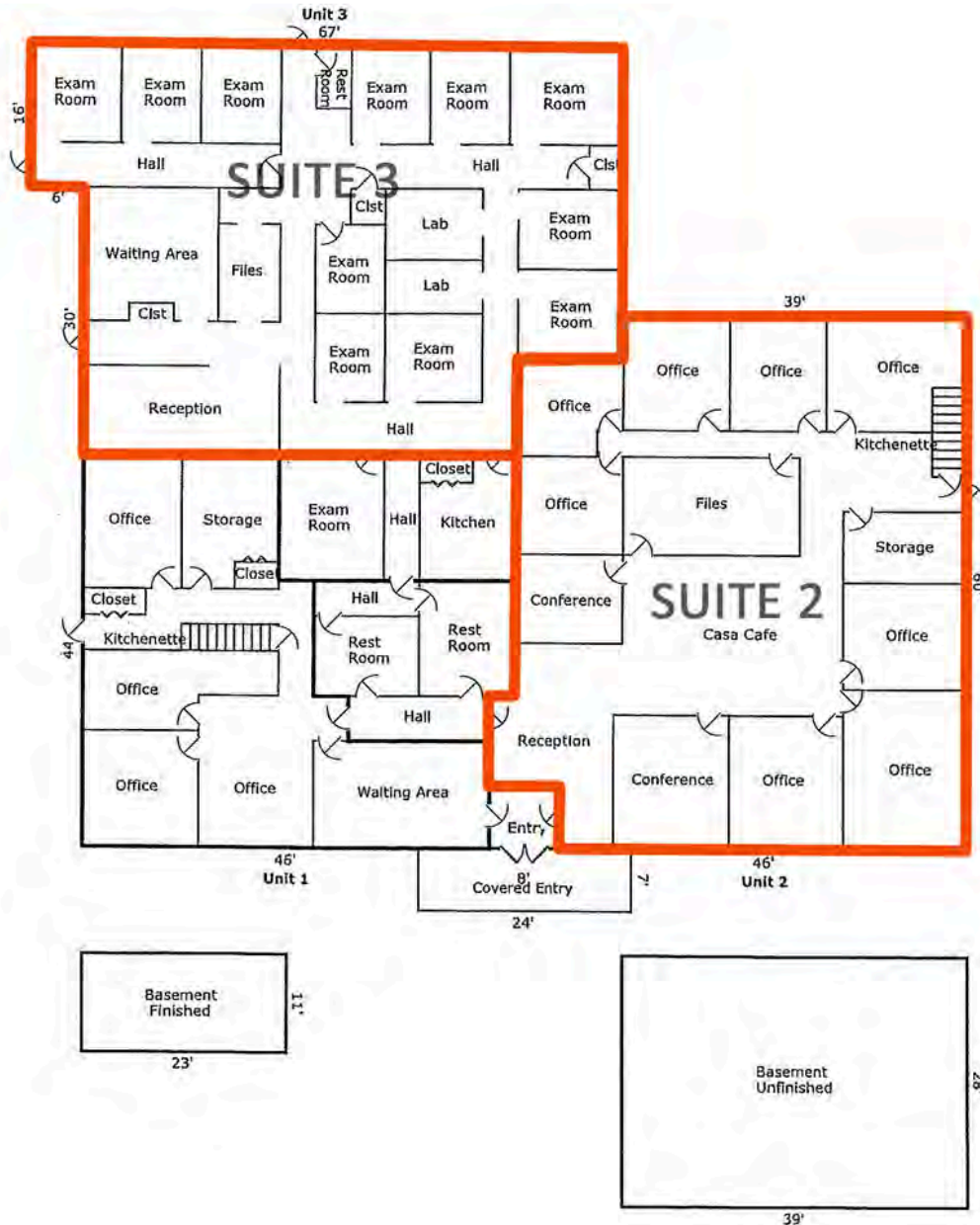
## LOCATION OVERVIEW

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

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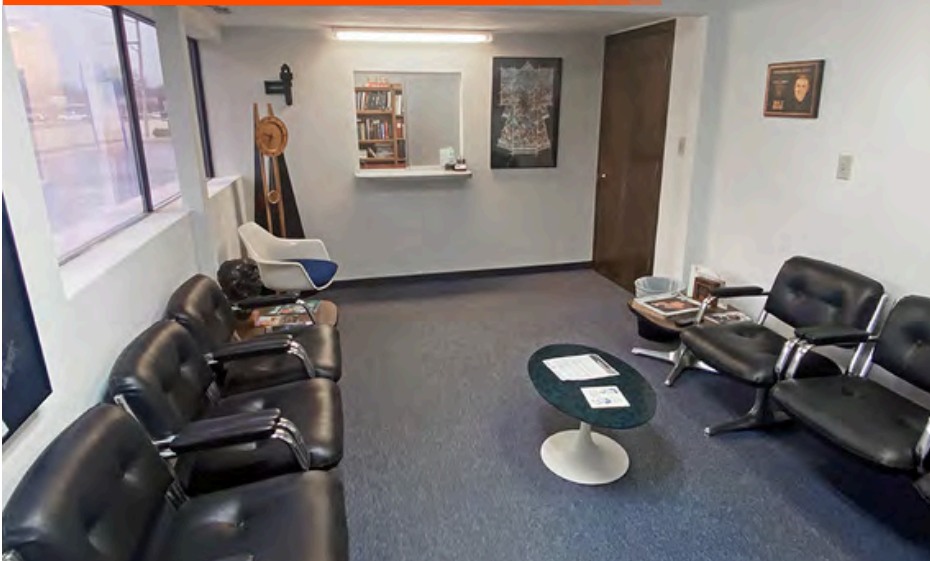
INTERIOR PHOTO



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:** \$249,000  
**Price / SF:** \$31.42

## 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.

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