

FOR SALE

305-309 N Illinois St.
Belleville, IL 62220



FULLY LEASED INVESTMENT PROPERTY

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

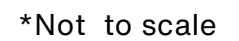
305-309 N Illinois St. Belleville, IL 62220



LOCATION OVERVIEW

Excellent location in a highly visible/trafficked area right off of IL-159 (North Illinois St.) with a traffic count of nearly 13,000 vehicles per day. Many retail and restaurant options nearby.

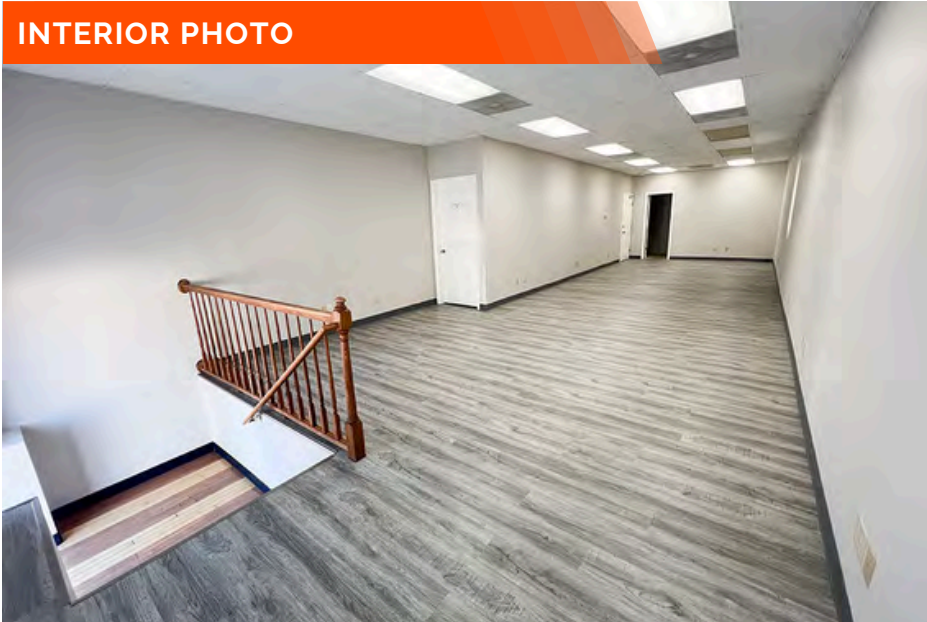
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OFFICE/RETAIL PROPERTY PHOTOS - SUITE 309

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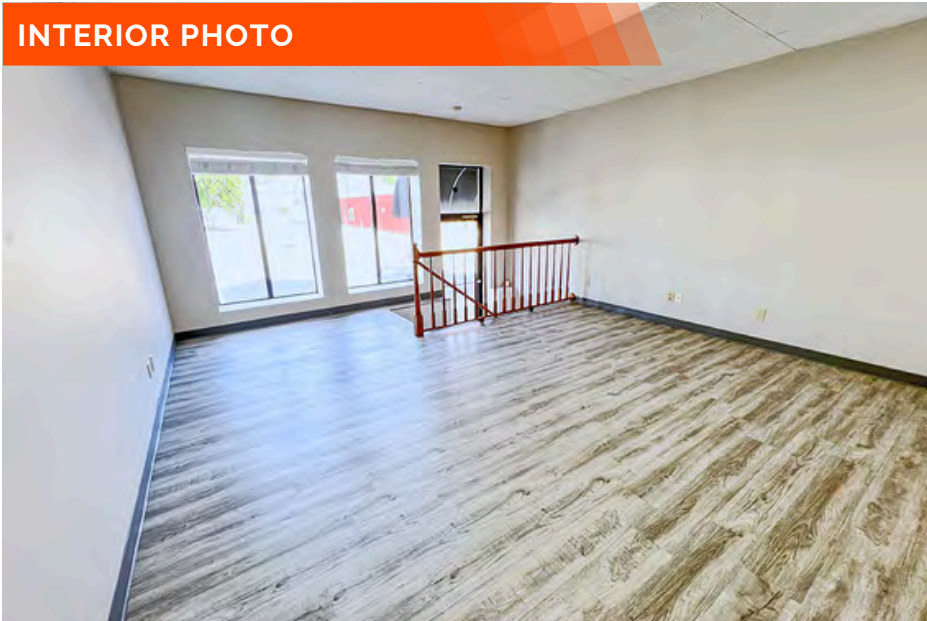
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



REAR EXTERIOR PHOTO



RENT ROLL

305-309 N Illinois St. Belleville, IL 62220

	TENANT	SUITE	SF	LEASE END	RENT/MO	LEASE TYPE
➡	Tenant	305	700		\$770.00	Modified Gross
	Tenant	307	1,075		\$650.00	
	Apartment	307A	846		\$750.00	
➡	Tenant	309	617		\$700.00	Modified Gross
	Apartment	309A	846		\$750.00	
➡	Tenant	Warehouse	1,886		\$700.00	Modified Gross

Annual Gross Revenue: \$51,840

Net Operating Income: \$36,650

CAP Rate: 12.42%

OFFICE/RETAIL PROPERTY SUMMARY

309 N ILLINOIS STREET

LISTING # 2865

LOCATION DETAILS:

Parcel #: 08-21.0-419-024; 08-21.0-419-025; 08-21.0-419-013; 08-21.0-419-012

County: IL - St. Clair

Zoning: C-2 Heavy Commercial - City of

PROPERTY OVERVIEW:

Building SF: 5,970

Signage: Building

Lot Size: 0.44 Acres

Frontage: 50

Depth: 50

Parking Spaces: 15

Parking Surface Type: Asphalt / Rock

STRUCTURAL DATA:

Year Built: 1900

Yr Renovated: 2022

Ceilings: 9'

Construction Type: Concrete, Stucco

TAX INCENTIVE ZONES:

TIF District: Yes

Enterprise Zone: Yes

Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$295,000

Price / SF: \$49.41

CAP Rate: 12.42 %

FINANCIAL INFORMATION:

Taxes: \$4,082.82

Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,800

PROPERTY DESCRIPTION:

Fully-leased mixed-use investment property for sale. Long term insurance agency tenant, barbershop, diagnostics testing user and 2, 1 BD/1BA apartments occupied on 2nd floor. Rear warehouse is currently leased. Property includes 3 additional parcels adding to the existing parking lot. Annual Gross revenue = \$51,840.