

**FOR SALE**

305-309 N Illinois St.  
Belleville, IL 62220



**VALUE ADD INVESTMENT OPPORTUNITY**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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## AREA MAP

305-309 N Illinois St. Belleville, IL 62220

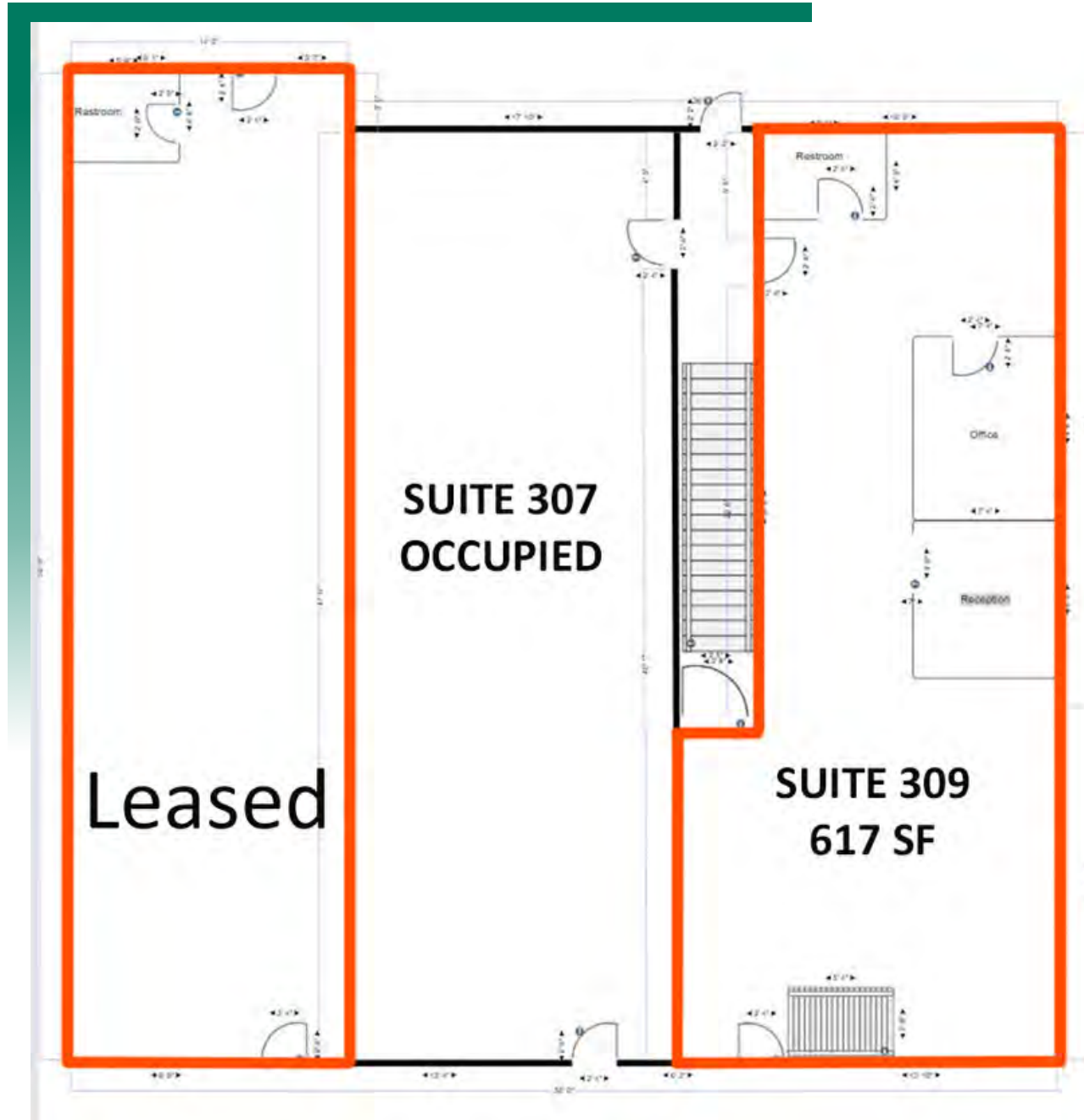


### LOCATION OVERVIEW

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.

# FLOOR PLAN FOR AVAILABLE OFFICE/RETAIL LEASE SPACE

305-309 N Illinois St. Belleville, IL 62220



## Suite 305: 700 SF-Occupied

- recently remodeled
- restroom in rear

## Suite 307: Occupied

## Suite 309: 617 SF

- waiting room / reception area
- back office copy area
- restroom
- one private office

\*Not to scale

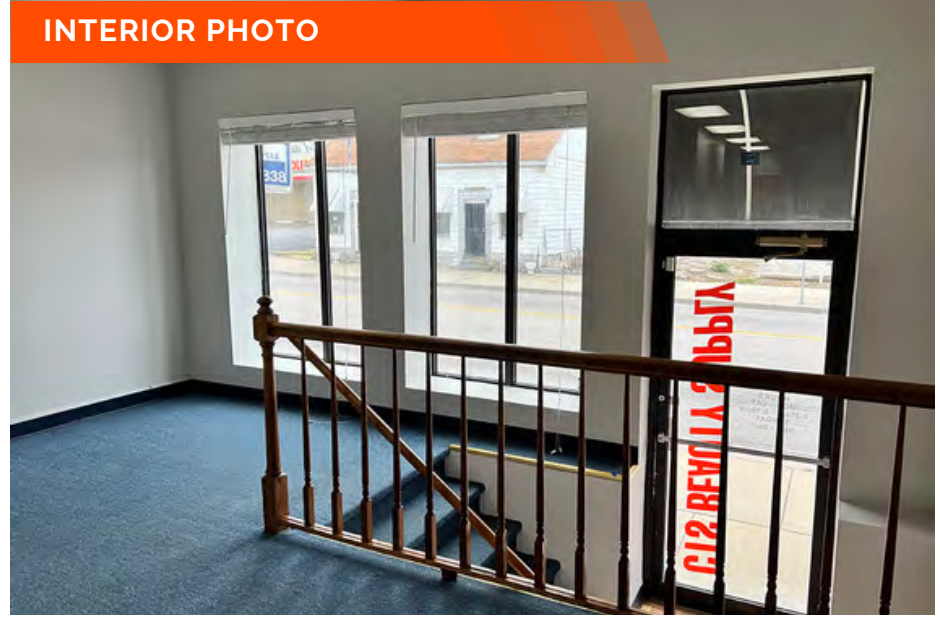
# OFFICE/RETAIL PROPERTY PHOTOS

305-309 N Illinois St. Belleville, IL 62220

INTERIOR PHOTO



INTERIOR PHOTO



EXTERIOR PHOTO

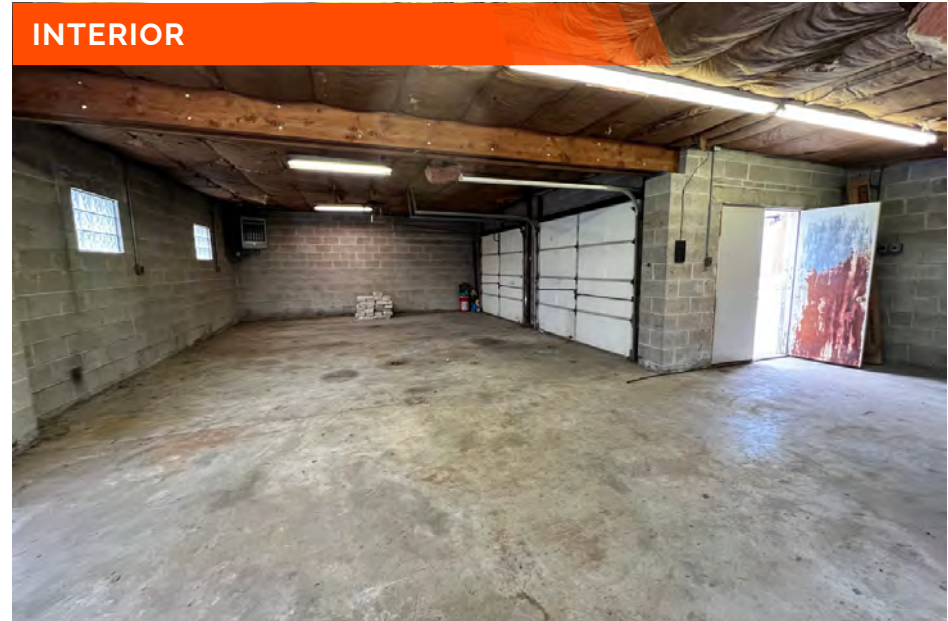
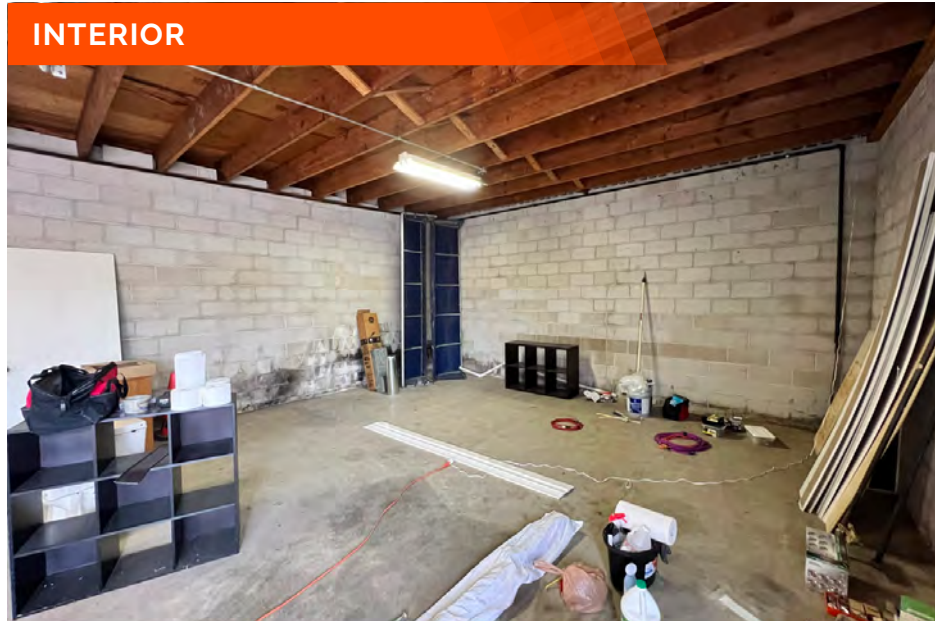


REAR EXTERIOR PHOTO



# WAREHOUSE PHOTOS

305-309 N Illinois St. Belleville, IL 62220



1,886 SF warehouse (3) 7' x 9' grade level OHD's. Pitched ceiling/roof. 9'-11' ceiling height.

# RENT ROLL

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	TENANT	SUITE	SF	LEASE END	RENT/MO	LEASE TYPE
➔	Tenant	305	700		\$750.00	Modified Gross
	Tenant	307	1,075		\$600.00	
	Apartment	307A	846		\$750.00	
➔	Vacant	309	617		\$700.00	Modified Gross
	Apartment	309A	846		\$750.00	
➔	Vacant	Ware- house	1,886		\$500.00	Modified Gross

Annual Gross Revenue: \$34,200

Net Operating Income: \$20,402

CAP Rate: 8.2%

# INVESTMENT PROPERTY SUMMARY

305-309 N Illinois St. Belleville, IL 62220

#2865

## SALE INFORMATION:

For Sale:	YES
Sale Price:	\$250,000
Sale Price/SF:	\$41.88
Cap Rate:	8.2%

## SQUARE FOOT INFO:

Building Total:	5,970 SF
Total Available:	5,970 SF

## LAND MEASUREMENTS:

Acres:	0.44 AC
Frontage:	50 FT
Depth:	50 FT

## STRUCTURAL DATA:

Year Built:	1900
Rehab Year:	2010
Clearance Height:	9' - 11'
Roof:	Shingle
Surface Type:	Asphalt/Rock
Floors:	2
Signage:	Building



## PROPERTY INFORMATION:

Parcel No:	08-21.0-419-012;013;024;025
County:	St. Clair
Zoning:	C-2 Heavy Commercial
Zoned by:	City of Belleville
Parking:	15
Parking Type:	Surface
Tenancy:	Multiple
Traffic Count:	12,800
TIF:	YES
Enterprise Zone:	YES
Foreign Trade Zone:	NO
Survey:	NO
Logical 24:	YES
Property Tax:	\$3,747
Tax Year:	2022

## COMMENTS:

Mixed-use value add investment property for sale. Long term insurance agency tenant, new barber shop and 1 BD / 1BA apartments on 2nd floor.

1,886 SF warehouse available for lease. Property comes with three additional parcels adding to the existing parking lot.



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