

FOR LEASE

305-309 N Illinois St.
Belleville, IL 62220



Suite 305
700 SF

LAST REMAINING OFFICE/RETAIL SUITE

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

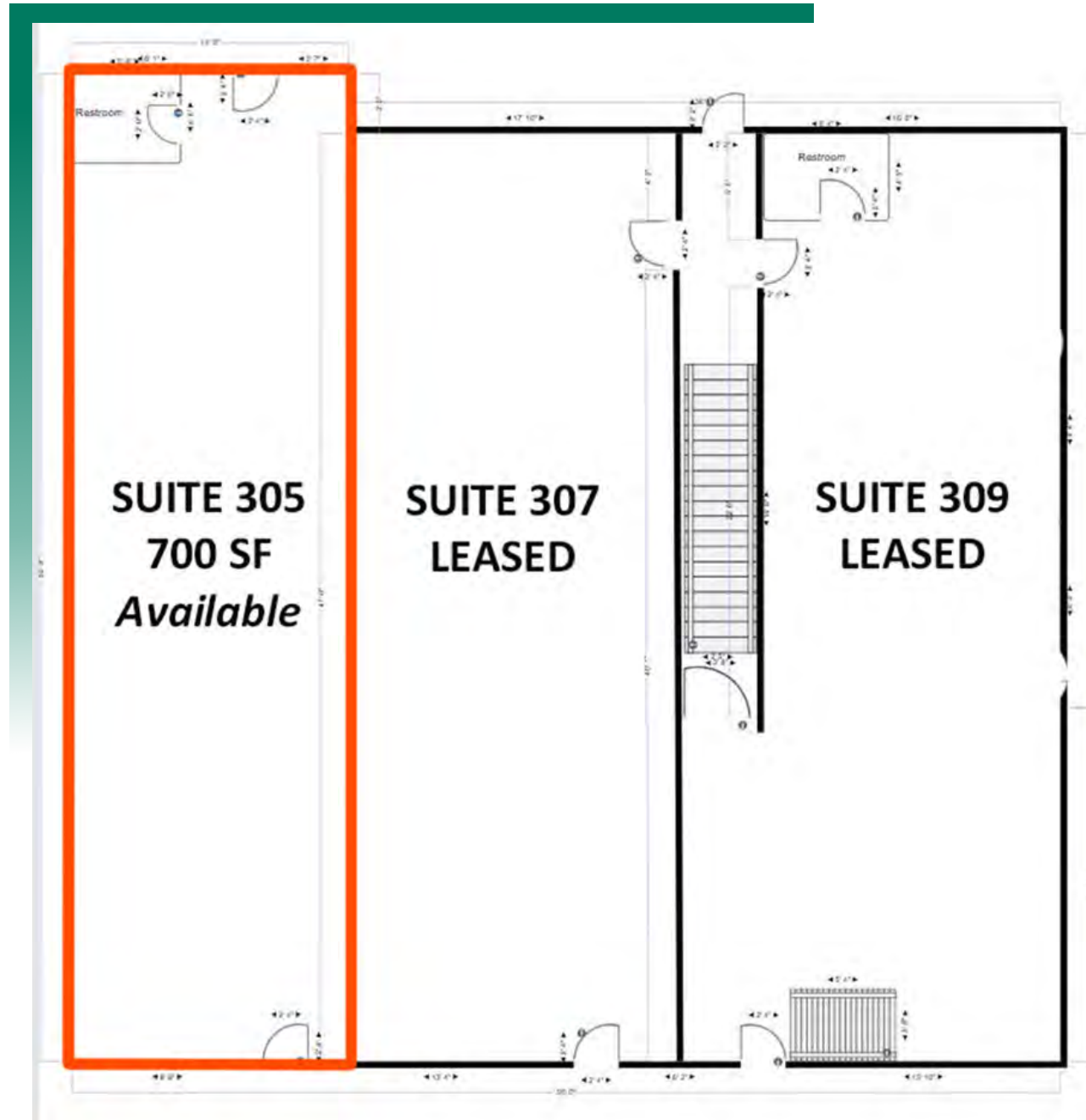


LOCATION OVERVIEW

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.

FLOOR PLAN

305-309 N Illinois St. Belleville, IL 62220



*Not to scale

OFFICE/RETAIL PROPERTY PHOTOS - SUITE 305

305-309 N Illinois St. Belleville, IL 62220

FRONT OF SUITE



BACK OF SUITE



CURRENT SET UP



REAR EXTERIOR



OFFICE/RETAIL SUMMARY

305-309 N ILLINOIS ST

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 Belleville

PROPERTY OVERVIEW:

Building SF: 5,970

Vacant SF: 700

Min Divisible SF: 700

Max Contig SF: 700

Office SF: 700

Retail SF: 700

Signage: Building

Lot Size: 0.44 Acres

Frontage: 50

Depth: 50

Parking Spaces: 15

Parking Surface Type: Asphalt / Rock

STRUCTURAL DATA:

Year Built: 1900

Renovated: 2022

Ceilings: 9'

Construction Type: Concrete, Stucco



LEASE INFORMATION:

Lease Rate: \$770/Month

Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$4,082.82

Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 12,800

Property Description

700 SF office/storefront retail suite available for lease. Open concept with private restroom. Parking in rear of building. Other tenants include a long term insurance agency, an herbal supplement store, a small landscaping tenant and two residential tenants on second floor. Landlord responsible for water, sewer and trash. Electricity and internet are the responsibility of the tenant.