

FOR SALE
-AND-
LEASE

305-309 N Illinois St.
Belleville, IL 62220



VALUE ADD INVESTMENT OPPORTUNITY
PROPERTY FOR SALE WITH SPACE FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Cell: (618) 960-8675
miked@barbermurphy.com



AREA MAP

305-309 N Illinois St. Belleville, IL 62220

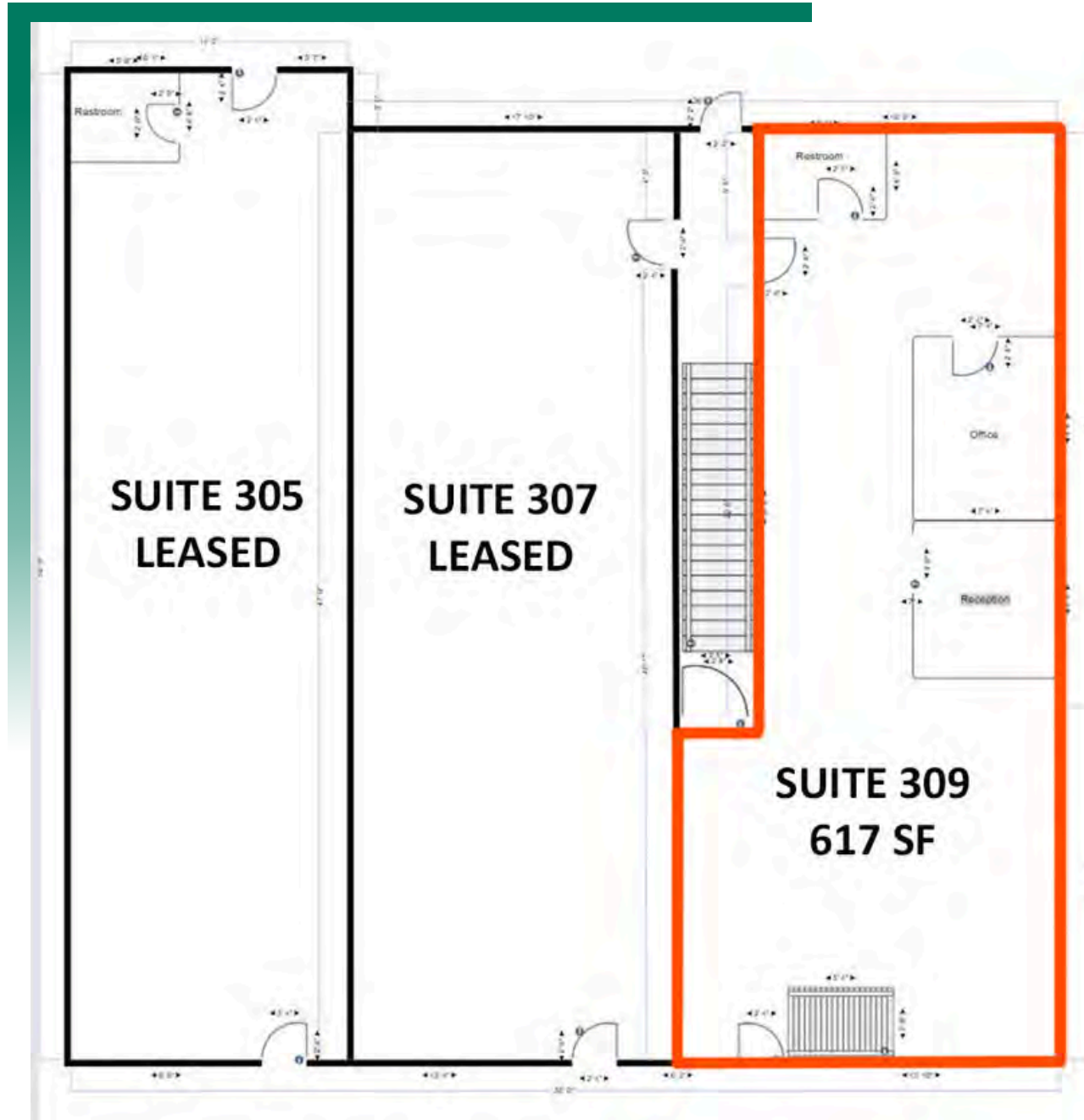


LOCATION OVERVIEW

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 309: 617 SF

- Open Concept
- New Flooring
- Newly Painted

LEASE RATE:

\$700/Month, Modified Gross

*Not to scale

OFFICE/RETAIL PROPERTY PHOTOS - SUITE 309

305-309 N Illinois St. Belleville, IL 62220

INTERIOR PHOTO



INTERIOR PHOTO



EXTERIOR 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		\$750.00	Modified Gross
	Tenant	307	1,075		\$600.00	
	Apartment	307A	846		\$750.00	
➔	Under Renovation	309	617			
	Apartment	309A	846		\$750.00	
➔	Tenant	Ware- house	1,886		\$700.00	Modified Gross

Annual Gross Revenue: \$42,600

Net Operating Income: \$26,792.16

CAP Rate: 9.1%

INVESTMENT PROPERTY SUMMARY

305-309 N Illinois St. Belleville, IL 62220

#2865

SALE INFORMATION:

For Sale:	YES
Sale Price:	\$295,000
Sale Price/SF:	\$49.41
Cap Rate:	9.1%

LEASE INFORMATION:

For Lease:	YES
Lease Rate:	\$700/Month
Lease Type:	Modified Gross

SQUARE FOOT INFO:

Building Total:	5,970 SF
Lease Space:	617 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:

617 SF office / retail suite available for lease. Open concept suite with new flooring and paint.

Mixed-use value add investment property is also for sale. Long term insurance agency tenant, Newly placed barbershop 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.



Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com