

**FOR SALE**  
-AND-  
**LEASE**

305-309 N Illinois St.  
Belleville, IL 62220



**VALUE ADD INVESTMENT OPPORTUNITY**  
**PROPERTY FOR SALE WITH SPACE FOR LEASE**

**BARBERMURPHY**

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## AREA MAP

305-309 N Illinois St. Belleville, IL 62220

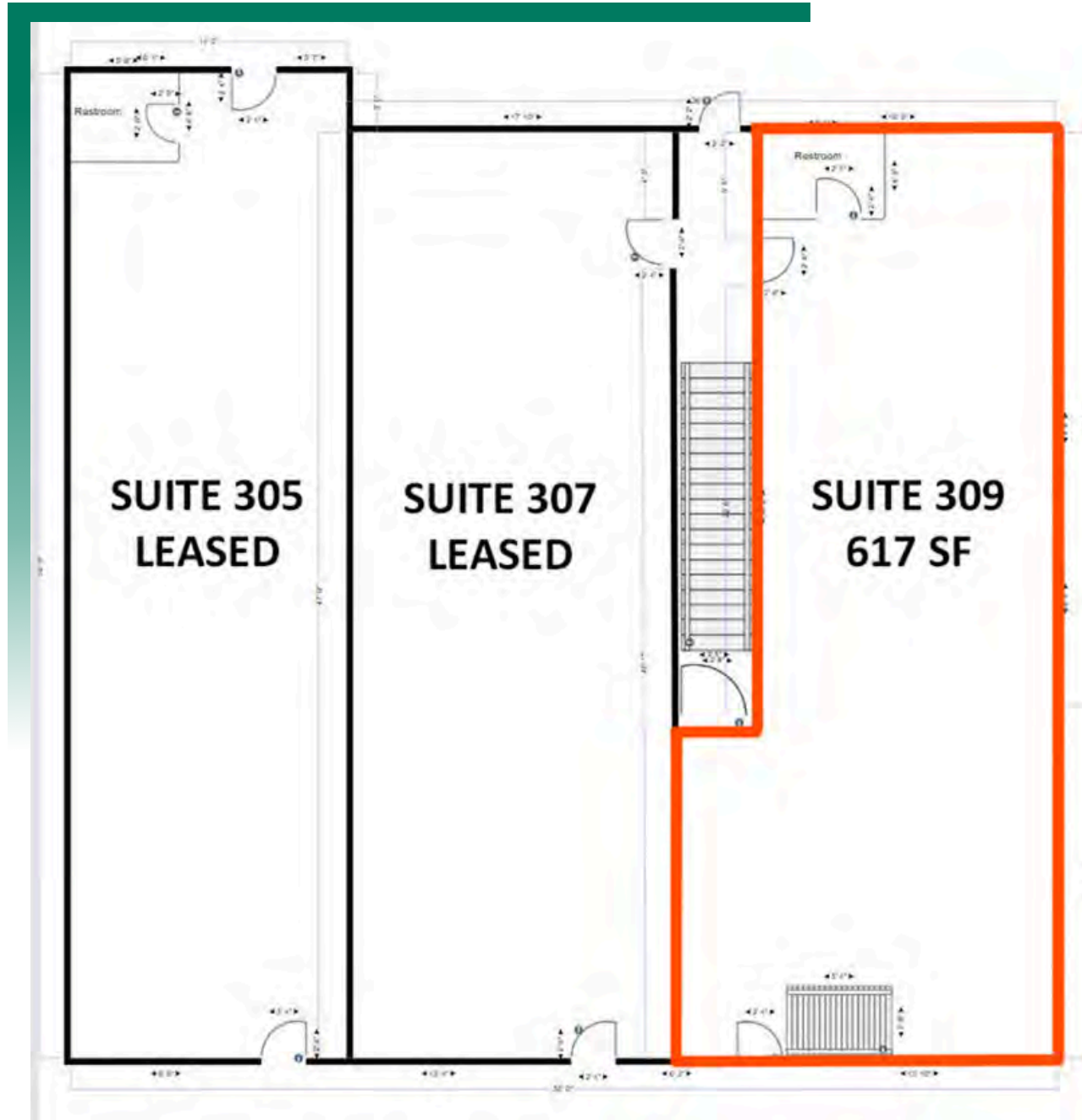


### LOCATION OVERVIEW

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 309: 617 SF

- Open Concept
- New Flooring
- Newly Painted

### LEASE RATE:

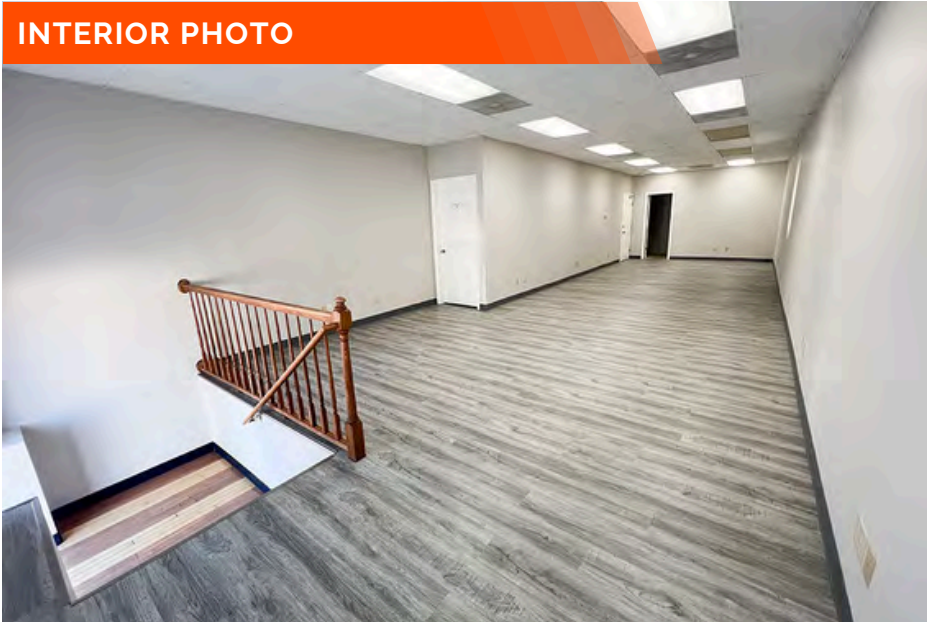
\$700/Month, Modified Gross

\*Not to scale

# OFFICE/RETAIL PROPERTY PHOTOS - SUITE 309

305-309 N Illinois St. Belleville, IL 62220

INTERIOR PHOTO



INTERIOR PHOTO



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		\$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	Warehouse	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.



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