

FOR SALE

**1111 West Main Street,
Belleville, IL 62220**



Mixed Use Investment with Available Space

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Katie Bush

Broker Associate

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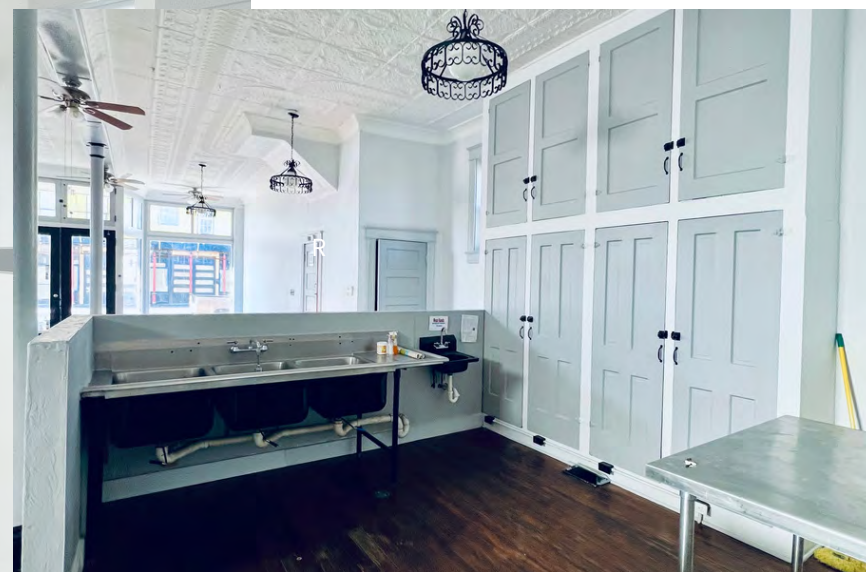
katieb@barbermurphy.com



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.

1,200 SF Office/Retail Space

- Open Floor plan
- 3 bay sink
- Grease trap
- Bathroom
- Antique tin ceilings
- Hardwood flooring
- Basement
- FF&E included





Back Unit

760 SF

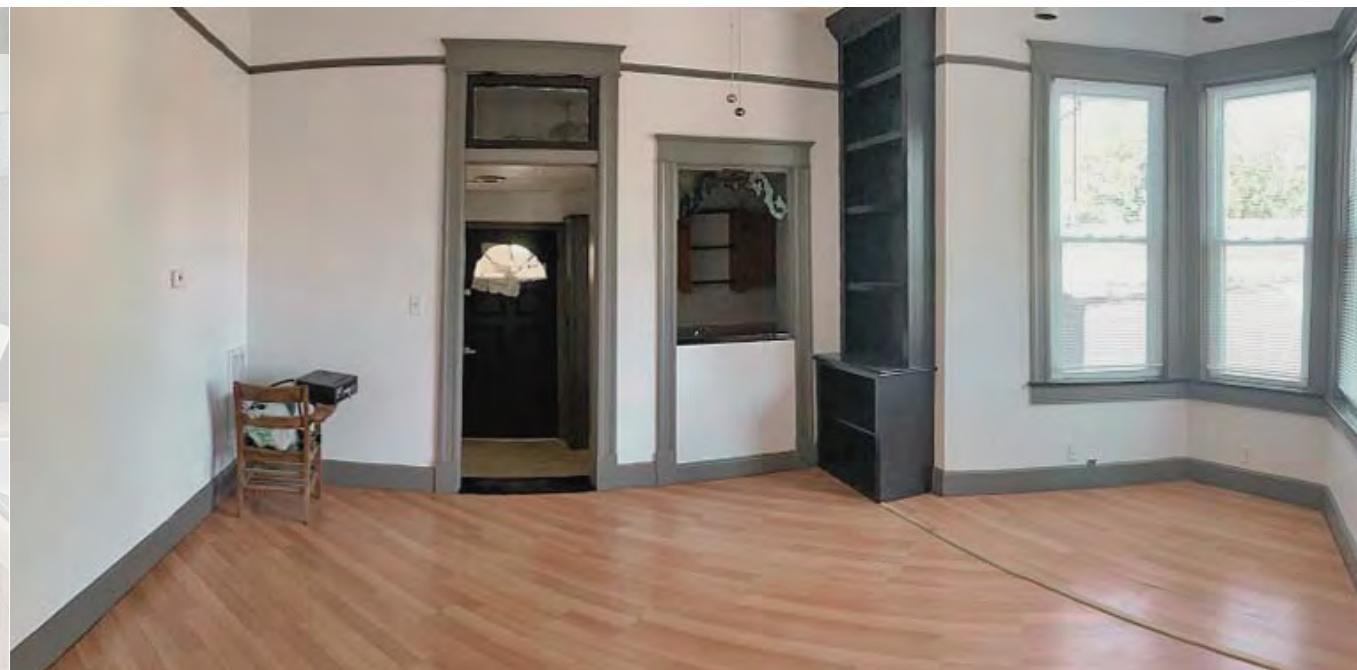
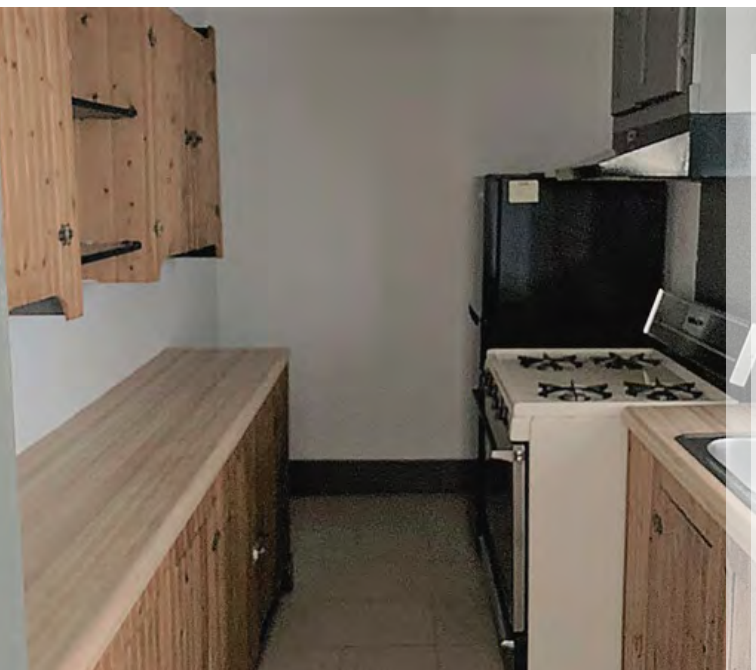
1 Bedroom/ 1 Bath

Rental income: \$700

Capital Improvements

- Painted 2022
- New hot water tank 2018

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Front Unit

570 SF

1 Bedroom / 1 Bath

Rental Income: \$625

Capital Improvements

- Painted 2021
- Refinished floors 2021
- Bathroom update 2022
- New refrigerator 2022
- New Stove 2024



AREA MAP

1111 West Main Street, Belleville, IL 62220



LOCATION OVERVIEW

The office/retail space is situated in Downtown Belleville, IL, on West Main Street, surrounded by the local conveniences and amenities of Main Street. Downtown Belleville is a vibrant area with a variety of shops, restaurants, cafes, and entertainment venues, providing a perfect blend of work and leisure for those who work, live and visit the area.



17: I-255



MidAmerica Airport
26 miles



17: I-255



9
Miles to I-255

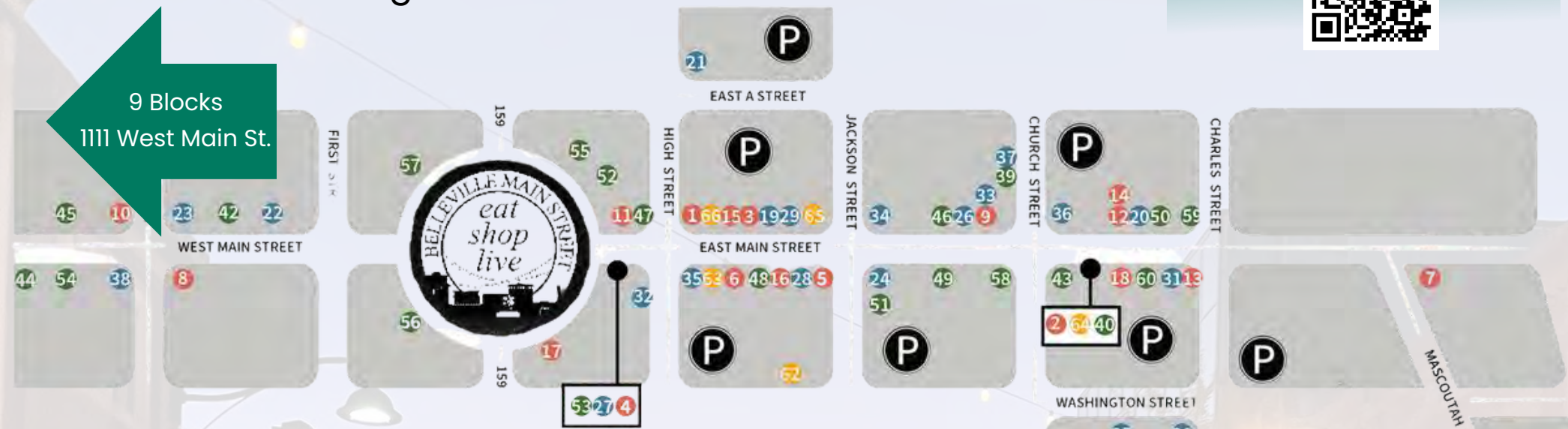
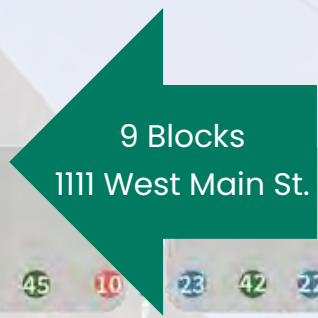
Belleville Main Street

LIVE. WORK. SHOP. PLAY.

All within walking distance

Scan to visit

www.bellevillemainstreet.net



MEET US ON MAIN STREET

In Downtown Belleville

- Abe's Gourmet Popcorn - 1
- Artisans Off Main - 2
- Blanquart's Jewelers - 3
- Blanquart's Rusty Gem - 4
- Circa Boutique - 5
- Collector's Corner/I Had That - 6
- Community Kindness - 7
- Cosmic Comics - 8
- Down the Hall Homebrew - 9
- Eckert's Florist - 10
- Elated Hearts - 11
- Eye on Design - 12
- Grimm & Gorly Florists & Gifts - 13
- JSB Designs - 14
- Kell's Clock Shop - 15
- Local Lucy's - 16
- Sawdust & Glitter - 17
- Toot's Cake & Candy Supply - 18

- Bennie's Pizza Pub - 19
- Big Daddy's 618 - 20
- Casa Maria Mexican Grill - 21
- Cigar Inn - 22
- Club Escapade - 23
- Copper Fire - 24
- Grafted Wine Bar - 25
- Gruy Bistro & Wine Bar - 26
- Joe & Onie's - 27
- Lexis BFF - 28
- Margarita's Mexican Restaurant - 29
- Papa Vito's - 30
- Pour@322 - 31
- Seven Belleville - 32
- Shoehorn Brewing - 33
- SPACES - 34
- Sugar High Bakery & Cafe - 35
- Tavern On Main - 36
- The Office Lounge - 37
- Venue On Main - 38

- All Star Carpet & Upholstery - 39
- Ambassador Travel - 40
- Avenue Realty - 41
- Egyptian Workspace Partners - 42
- Farnsworth Group - 43
- Firestone - 44
- Governor French Academy - 45
- Hair on Main - 46
- Heartland's Conservancy - 47
- Integrity Tattoos - 48
- Kaskaskia Engineering Group - 49
- Liese Lumber - 50
- Lochmuller - 51
- Mathis, Marifian & Richter - 52
- Nester Realty - 53
- Precision Practice - 54
- Raymond James & Associates Inc. - 55
- St. Clair County Courthouse - 56
- St. Clair County Health Department - 57
- Scheffel Boyle - 58
- Stages Wellness Holistic Center - 59
- The Bungalow - 60

- Belle City Fitness - 61
- Belleville Public Library - 62
- Escape 618 - 63
- Gabrielle's Step by Step Dance Studio - 64
- Green Roof Gallery - 65
- The Lincoln Theatre - 66



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OFFICE PROPERTY SUMMARY

1111 West Main Street, Belleville, IL 62220

#2886

SALE INFORMATION:

For Sale: Yes
Sale Price: \$175,000
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 2,400 SF
Total Available: 2,400 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office/Retail: 1,200 SF
Min Divisible: 2,400 SF
Max Divisible: 2,400 SF

LAND MEASUREMENTS:

Acres: 1 AC
Frontage: 58 FT
Depth: 98 FT

PROPERTY INFORMATION:

Parcel No: 08-21.0-327-016
County: St. Clair
Zoning: C-2
Prior Use: Bakery
Complex:
Parking: Rear parking
Traffic Count: 9,000
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$3,629
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1900
Rehab Year: 2020
Building Class:
Clearance Min: 8'
Clearance Max: 12'
Sprinklers: YES
Exterior: Brick
Floors: 3
Signage: On Building



TRANSPORTATION:

Interstate: I-64 (6 Miles)
Rail: NA
Barge: NA
Airport: St. Louis Airport

COMMENTS:

Owner currently pays sewer, water, trash, and insurance. FF&E included on main floor. Painted and refinished floors: 2021. Roof resurfaced with flex-seal 2022.



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