

FOR SALE

811 East Main Street,
Belleville, IL 62221



1,232 SF Auto Repair Shop

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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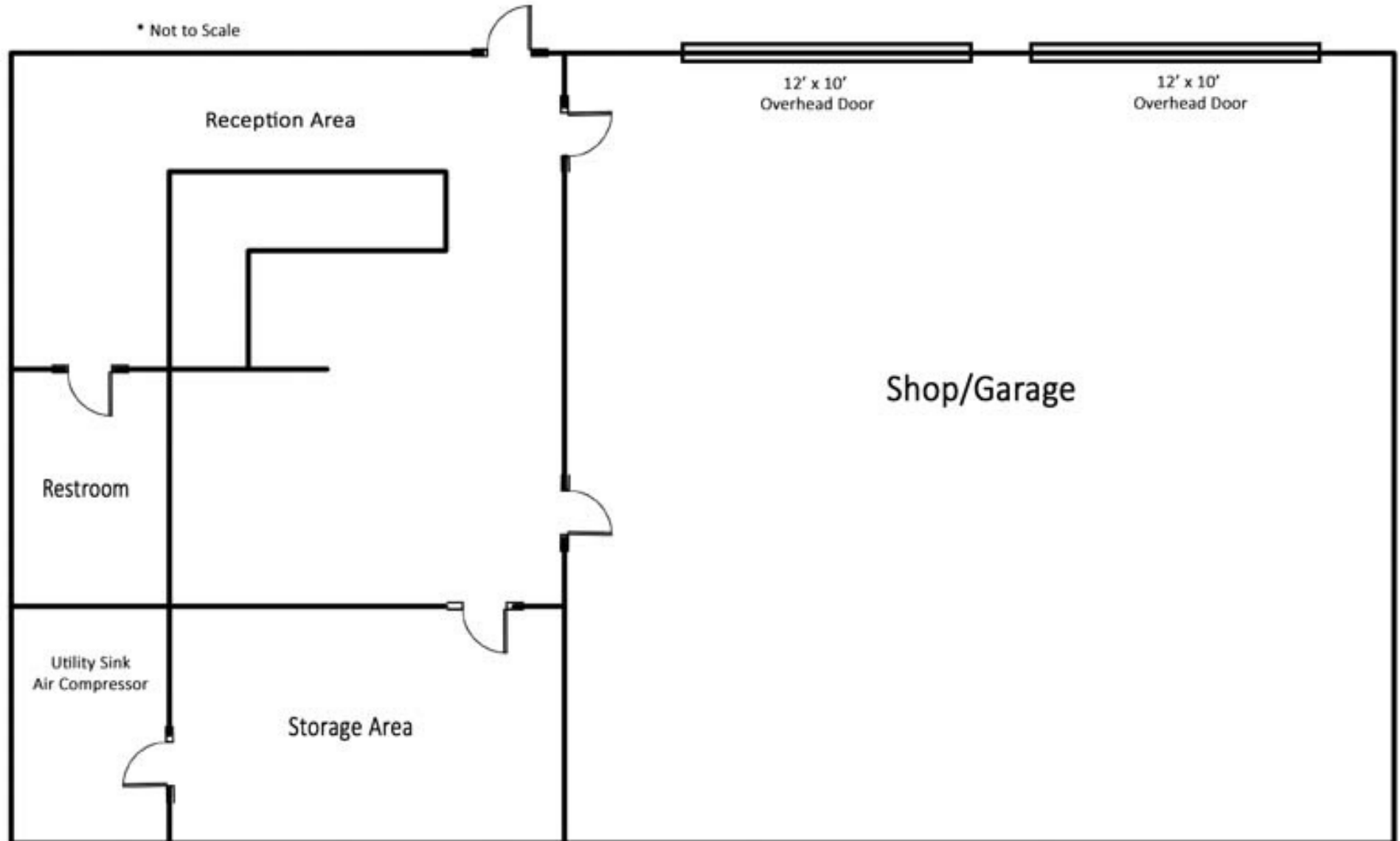
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FLOOR PLAN AND PROPERTY DESCRIPTION

811 East Main Street, Belleville, IL 62221

The auto repair shop has a temperature-controlled garage with two 12' x 10' overhead doors, a floor drain, and two car lifts. Additionally, it includes a reception area, one restroom, an air compressor, a security system, and a utility sink. Parking available for roughly 15 cars. Monthly income from billboard signage on property.



PROPERTY PHOTOS

811 East Main Street, Belleville, IL 62221



Corner Lot with frontage on East Main Street

Reception Area



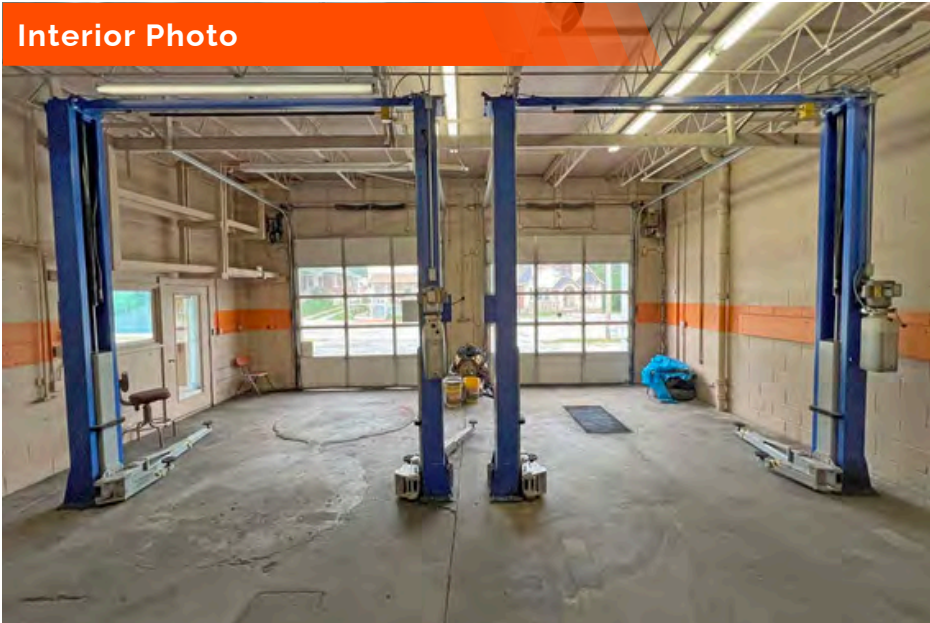
Interior Photo



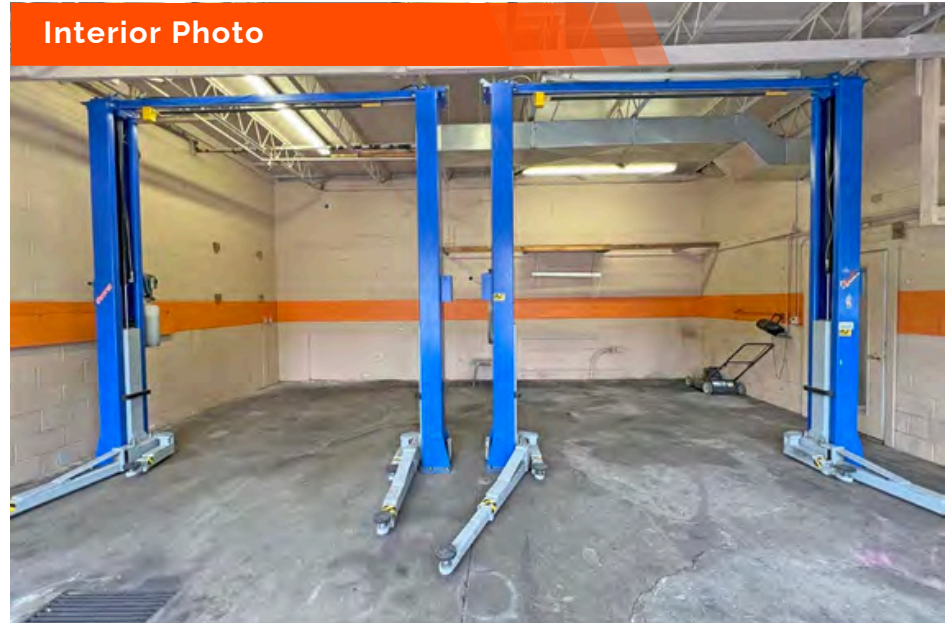
PROPERTY PHOTOS

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Interior Photo



Interior Photo



Interior Photo

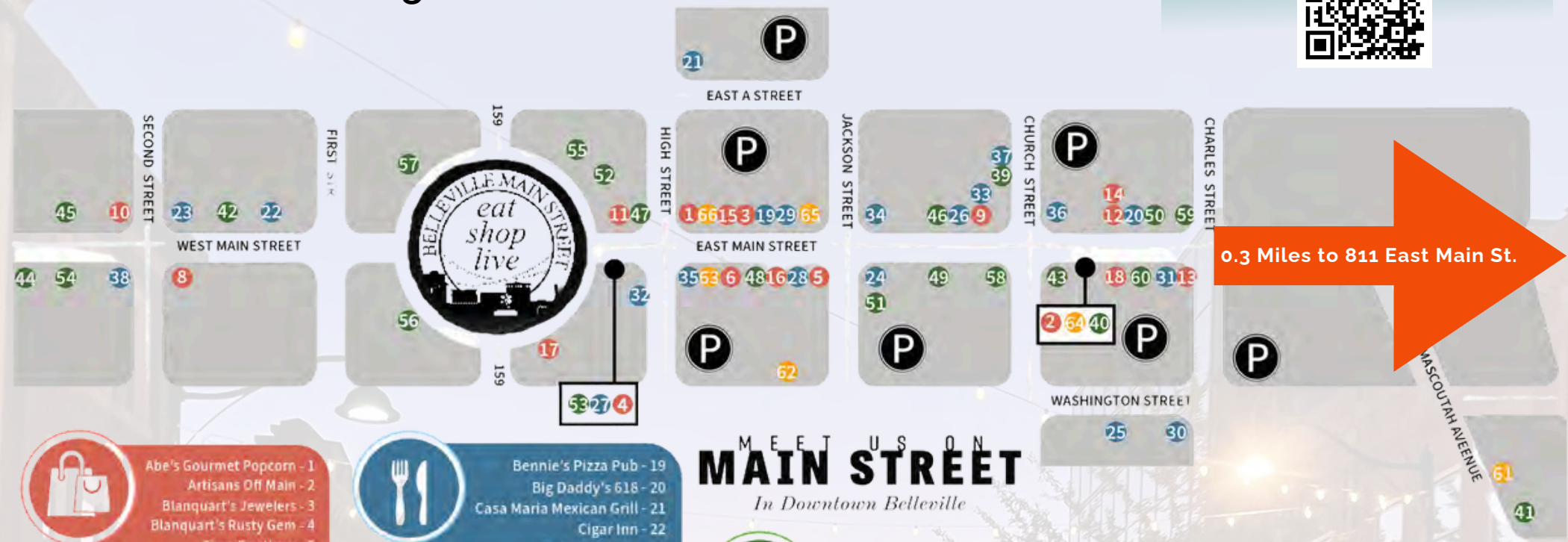
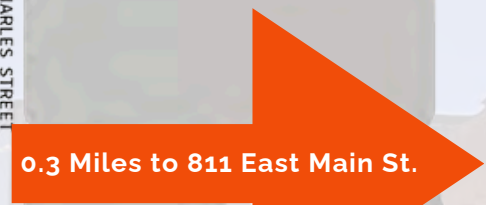


Belleville Main Street

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All within walking distance

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- 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
- Gruv 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
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- Liese Lumber - 50
- Lochmuller - 51
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- 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 Root Gallery - 65
- The Lincoln Theatre - 66



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AREA MAP

811 East Main Street, Belleville, IL 62221



LOCATION OVERVIEW

811 East Main Street in Belleville, IL is a highly visible commercial property located on the corner of East Main Street and Grand Avenue. This property has frontage on East Main Street and is located less than 0.5 Miles from the downtown Belleville Square.

EXIT

17: I-255



MidAmerica Airport
26 miles



10
Miles to I-255

PROPERTY SUMMARY

#2931

811 East Main Street, Belleville, IL 62221

SALE INFORMATION:

For Sale: YES
Sale Price: \$150,000
Sale Price/SF: \$121.75/SF
Cap Rate:
GRM:
NOI:

SQUARE FOOT INFO:

Building Total: 1,232 SF
Total Available: 1,232 SF
Direct Lease: 0 SF
Sublease: 0 SF
Min Divisible: 1,232 SF
Max Divisible: 1,232 SF

LAND MEASUREMENTS:

Acres: 0.29 AC
Frontage: 180 FT
Depth: 110 FT

TRANSPORTATION:

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

PROPERTY INFORMATION:

Parcel No: 08-22.0-411-033,
08-22.0-411-034,
08-22.0-411-035,
08-22.0-411-039
County: St. Clair
Zoning: C-2
Prior Use: Auto Repair
Complex: -
Parking: 15
Traffic Count: 5,850
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax: \$2,467.78
Tax Year: 2024

STRUCTURAL DATA:

Year Built: 1950
Rehab Year: 2022
Building Class: -
Clearance Min: 8'
Clearance Max: 14'
Sprinklers: No
Exterior: Block
Floors: 1
Signage: Yes



UTILITY INFORMATION:

Water Provider: City of Belleville
Size & Location: On Site
Sewer Provider: City of Belleville
Size & Location: On Site
Gas Provider: Ameren
Size & Location: On Site
Electric Provider: Ameren
Size & Location: ON Site
AMPS: 200
Phase: Single
Volts: 220

John L. Eichenlaub

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