

**FOR LEASE**

**223-225 N Illinois St  
Belleville, IL 62220**

**FOR LEASE  
816 SF**

**LEASE RATE: \$900/MONTH, MODIFIED GROSS**

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

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# AREA MAP

223-225 N Illinois St., Belleville, IL 62220



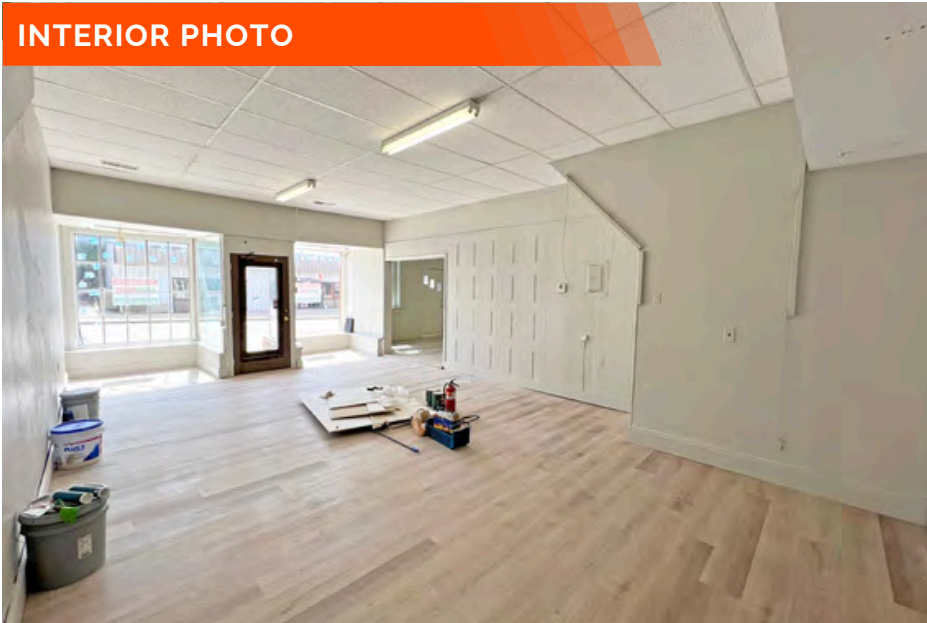
## LOCATION OVERVIEW

High visibility on IL Route 159 (N Illinois St), 3 blocks from Belleville's Downtown Public Square. Traffic count of nearly 15,000 vehicles per day.

# PROPERTY PHOTOS

223-225 N Illinois St., Belleville, IL 62220

INTERIOR PHOTO



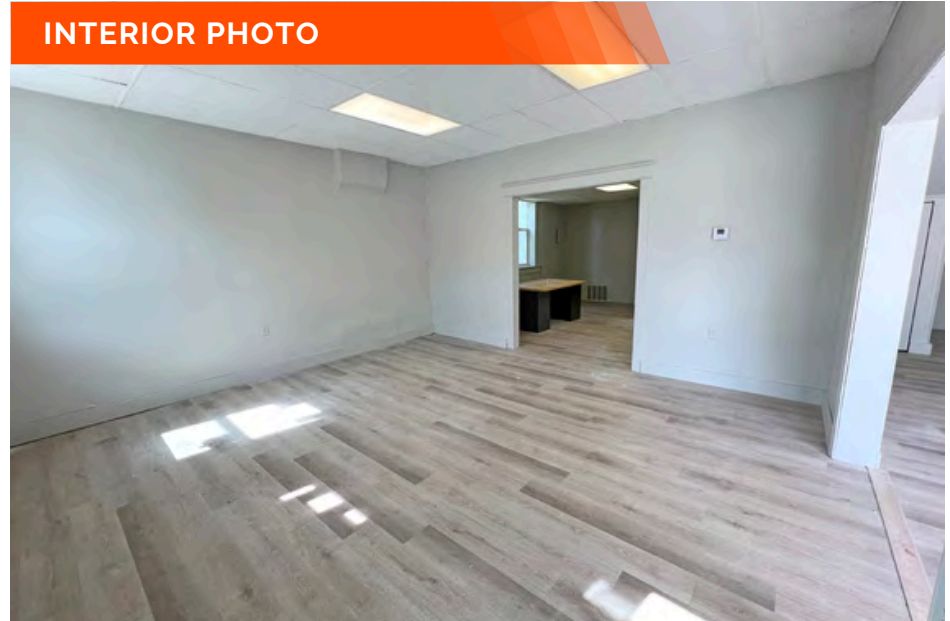
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

223-229 NORTH ILLINOIS STREET

**LISTING #** 1816

## LOCATION DETAILS:

**Parcel #:** 08-21.0-427-016  
**County:** IL - St. Clair  
**Zoning:** B-2 - City of Belleville

## PROPERTY OVERVIEW:

**Building SF:** 6,860  
**Vacant SF:** 816  
**Min Divisible SF:** 816  
**Max Contig SF:** 816  
**Office SF:** 816  
**Retail SF:** 816  
**Signage:** Building  
**Lot Size:** 0.36 Acres  
**Frontage:** 100  
**Depth:** 155  
**Parking Spaces:** Rear Lot  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1970  
**Yr Renovated:** 2022  
**Building Class:** C  
**Ceilings:** 7'-9"

## TAX INCENTIVE ZONES:

**TIF District:** Yes  
**Enterprise Zone:** Yes  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Lease Rate:** \$900/Month  
**Lease Type:** Modified Gross

## FINANCIAL INFORMATION:

**Taxes:** \$7,568.04  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 14,800

## PROPERTY DESCRIPTION:

816 SF office suite available for lease. Paint, flooring and bathroom fixtures (2 restrooms) all new in 2022. Parking available in rear of building. Owner / user sale of the attached mixed-use investment portfolio - 2 vacancies. Contact broker for additional details.

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