

FOR SALE

425 Timber Ridge
Belleville, IL 62226



1,857 SF OFFICE ON 0.96 ACRE LOT

BARBERMURPHY

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AREA MAP

425 Timber Ridge, Belleville, IL 62226



LOCATION OVERVIEW

Located on IL Route 161 approximately 1 mile West of the intersection of IL-159 & IL-161 and across from High Mount Grade School.

PROPERTY PHOTOS & DESCRIPTION

425 Timber Ridge, Belleville, IL 62226



SITE MAP

EXTERIOR PHOTO



1,857 SF Building with a .96 Acre Commercial Lot on IL Route 161. The building has not been occupied in over 25 years and needs major rehab. 600 SF Garage. Potential redevelopment site.

Zoned Commercial with approved access off of Route 161. All utilities are on site and the site has a 1/2 acre asphalt paved lot.

Average Daily Traffic Count of 18,300.

OFFICE/RETAIL PROPERTY SUMMARY

425 TIMBER RIDGE

LISTING # 2944

LOCATION DETAILS:

Parcel #: 08-16.0-207-004
County: IL - St. Clair
Zoning: Single Family - City of Swansea

PROPERTY OVERVIEW:

Building SF: 1,857
Usable Sqft: 1,857
Min Divisible SF: 1,857
Max Contig SF: 1,857
Office SF: 1,857
Lot Size: 0.96 Acres
Frontage: 255
Depth: IRR
Parking Spaces: 24
Parking Surface Type: Asphalt/concrete

STRUCTURAL DATA:

Year Built: 1955
Yr Renovated: 2018
Building Class: B
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$135,000
Price / SF: \$72.70

FINANCIAL INFORMATION:

Taxes: \$3,155.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 18,300

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