

FOR SALE

117 West Main St
Belleville, IL 62220



3,630 SF OFFICE/RETAIL

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

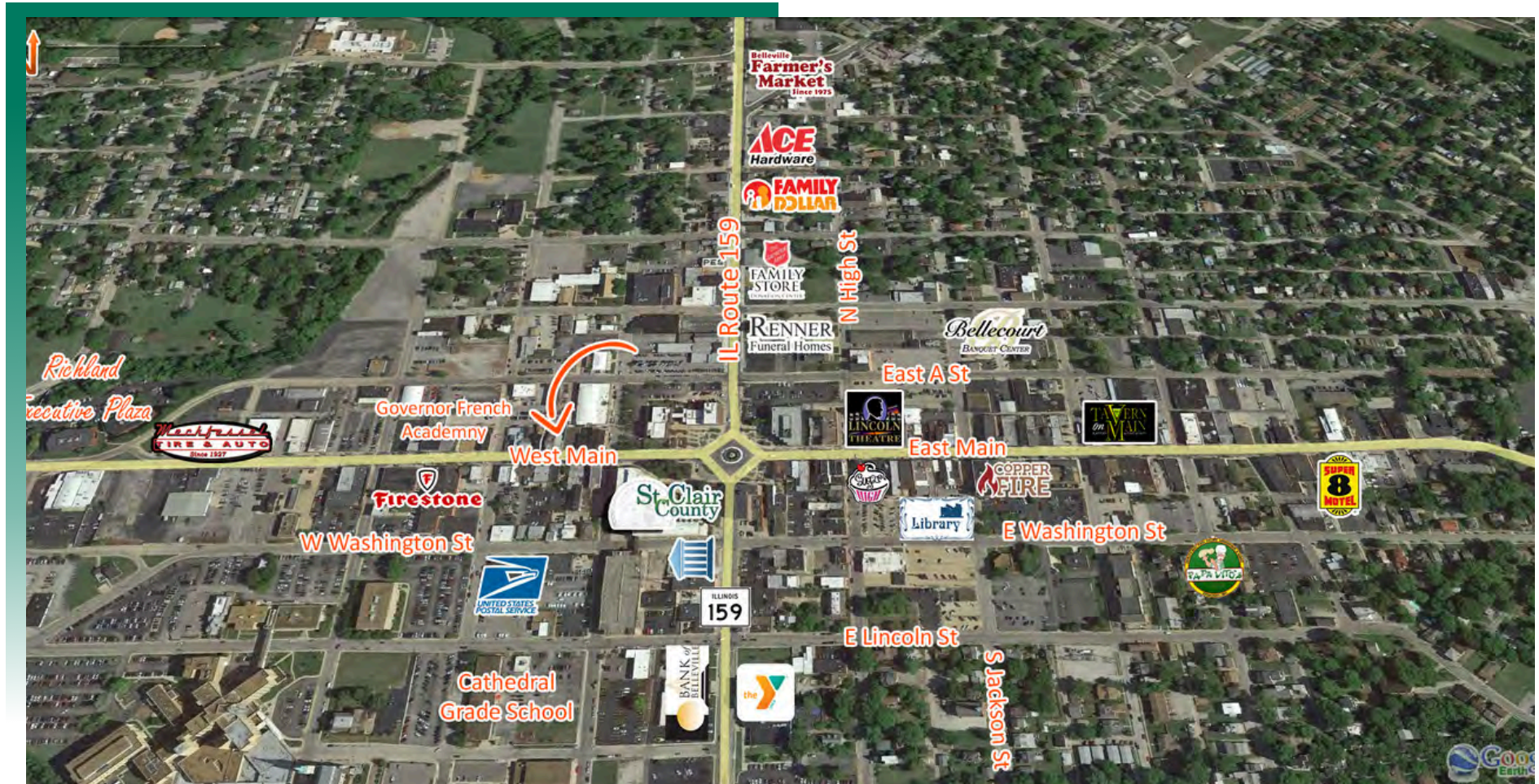
Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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.

AREA MAP

117 West Main St., Belleville, IL 62220



LOCATION OVERVIEW

Located 1 block from St. Clair County Courthouse and within walking distance of numerous shops and restaurants. Belleville's Downtown Public Square is home to numerous events, festivals, parades and concerts throughout the year.

Belleville Main Street – <https://www.bellevillemainstreet.net/>

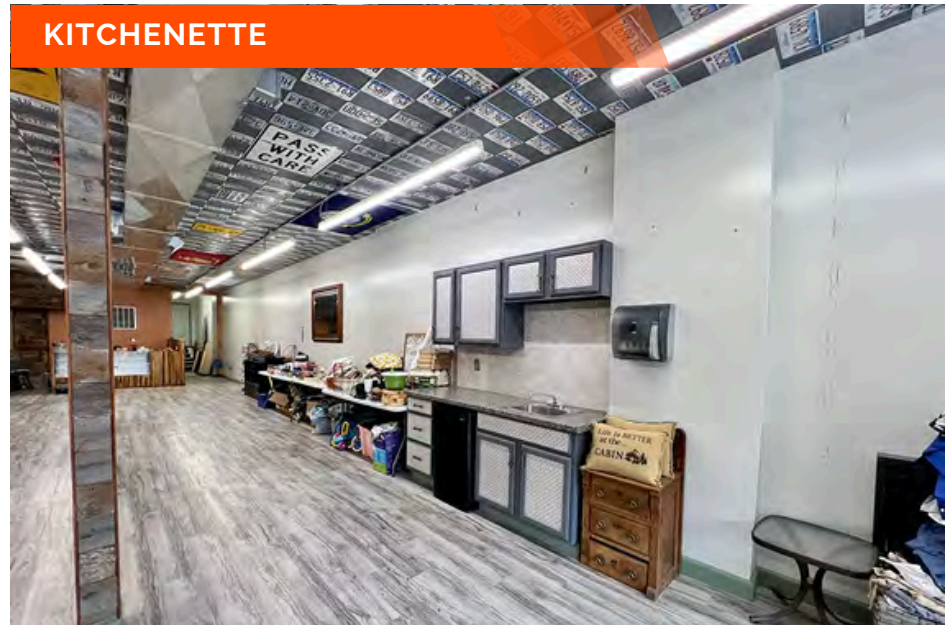
PROPERTY PHOTOS - MAIN LEVEL

117 West Main St., Belleville, IL 62220

RETAIL SPACE



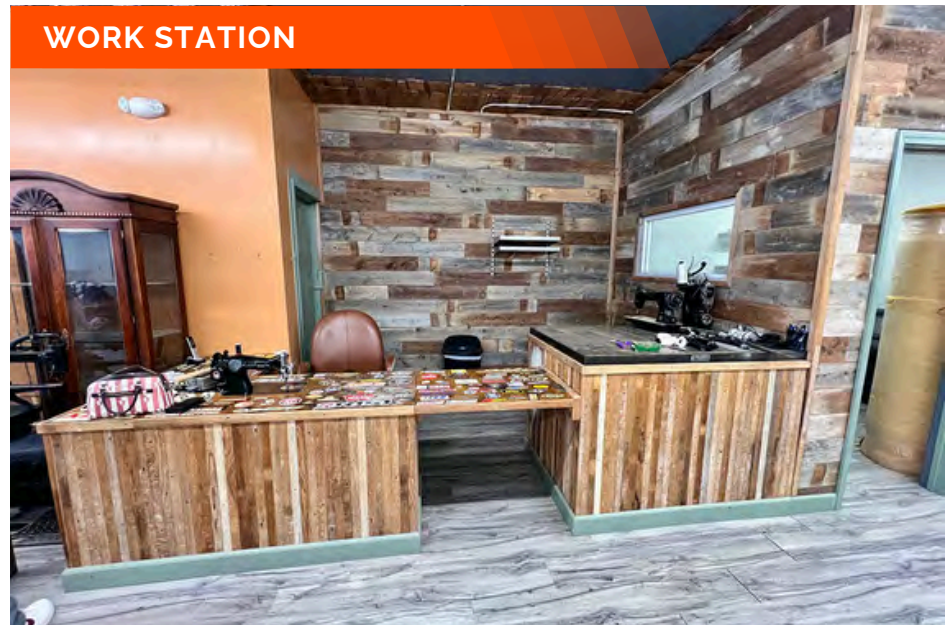
KITCHENETTE



RETAIL COUNTER



WORK STATION



2,210 SF on main level - Fully remodeled in 2018. Retail space, private office, retail counter and kitchenette.

PROPERTY PHOTOS - 2ND LEVEL APARTMENT

117 West Main St., Belleville, IL 62220

APARTMENT



APARTMENT



APARTMENT



APARTMENT



2 bedroom apartment upstairs (1,420 SF). Upstairs apartment will require cosmetic finishes (flooring, appliances and fixtures) prior to occupancy.

OFFICE/RETAIL PROPERTY SUMMARY

117 WEST MAIN STREET

LISTING # 2952

LOCATION DETAILS:

Parcel #: 08-21.0-437-027; 08-21.0-437-042
County: IL - St. Clair
Zoning: B-1 - Belleville

PROPERTY OVERVIEW:

Building SF: 3,630
Vacant SF: 3,630
Office SF: 2,210
Retail SF: -
Lot Size: 0.07 Acres
Frontage: 26
Depth: 110
Parking Spaces: 3
Parking Surface Type: Rock

STRUCTURAL DATA:

Year Built: 1949
Yr Renovated: 2018
Building Class: C
Ceilings: 7'-10'
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$225,000
Price / SF: \$61.98

FINANCIAL INFORMATION:

Taxes: \$2,710.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 5,500

PROPERTY DESCRIPTION:

Fully remodeled retail / office suite in 2018 (2,210 SF) with a 2 bedroom apartment upstairs (1,420 SF). Upstairs apartment will require cosmetic finishes (flooring, appliances and fixtures) prior to occupancy. Contact broker for additional details. All electrical has been rewired and the HVAC system is new (dual zone control). All plumbing has been replaced throughout both levels. New roof installed in 2018 and has a 20-year transferable warranty. Commercial fire alarm installed throughout. LED lighting. Three private parking spaces in rear.