

FOR SALE

222 West A Street
Belleville, IL 62220



5,335 SF AUTOMOTIVE SHOP

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

222 West A St., Belleville, IL 62220

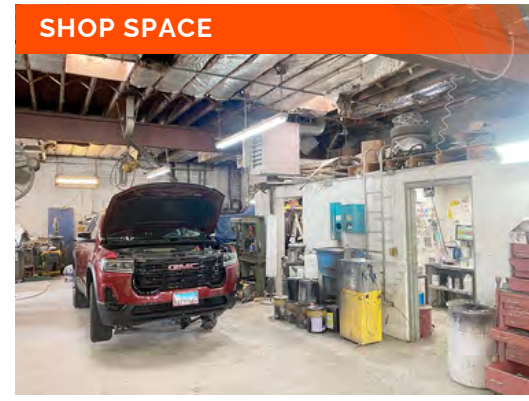
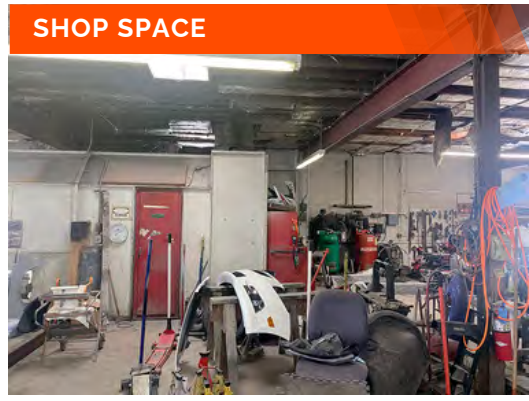
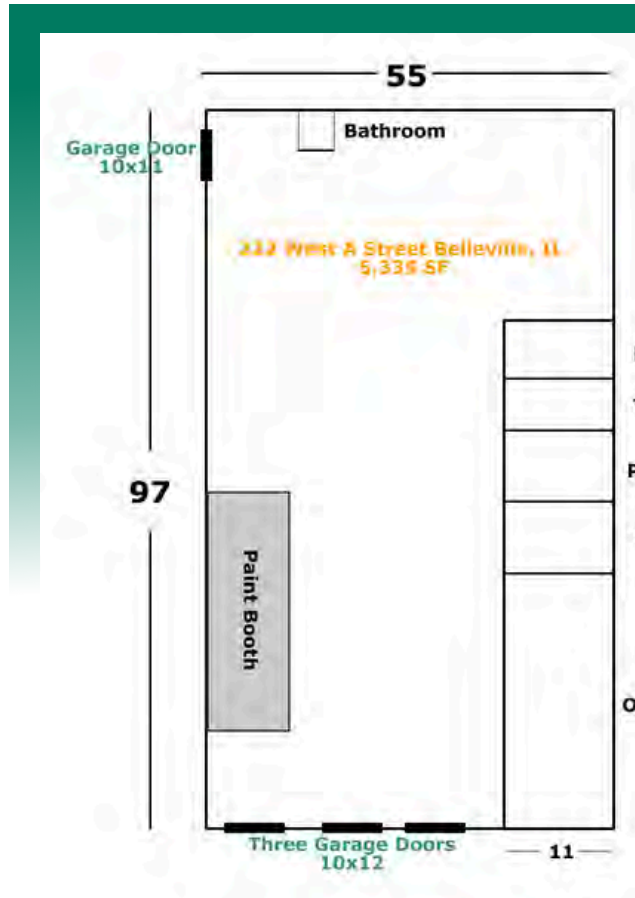


LOCATION OVERVIEW

Facility is located 3 blocks West of the Downtown Belleville Illinois Fountain.

FLOOR PLAN

*Not to scale



335 SF office and 5,000 SF shop space, 4 overhead doors (3) 10'x12', (1) 10'x11'.

INDUSTRIAL PROPERTY SUMMARY

222 WEST A STREET

LISTING # 2955

LOCATION DETAILS:

Parcel #: 08-21.0-436-041,08-21.0-436-020,08-21.0-436-049
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 5,335
Usable Sqft: 5,335
Office SF: 335
Warehouse SF: 5,000
Min Divisible SF: 5,335
Max Contig SF: 5335
Lot Size: 0.58 Acres
Frontage: 200
Depth: IRR
Parking Spaces: 30
Parking Surface Type: Asphalt
Archeological: Yes
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1953
Renovated: 1973
Clear Ht Min: 8
Clear Ht Max: 14
Construction Type: Exterior - Block
Roof: Membrane
Floor Type: Concrete

FACILITY INFORMATION:

Heat: Shop
AC: Shop-Office
Lighting: Fluorescent, LED
Sprinklers: None
Insulated: No
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: None
Drive In Doors: 4
Drive In Door Size: 3-10x12 / 1-10x11

TRANSPORATION:

Interstate Access: I-255
Airport Access: MidAmerica St. Louis Airport (BLV)
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

222 WEST A STREET

UTILITY INFO:

| | |
|--------------------|--------------------|
| Water Provider: | City of Belleville |
| Water Location: | Onsite |
| Sewer Provider: | City of Belleville |
| Sewer Location: | Onsite |
| Gas Provider: | Ameren |
| Gas Location: | Onsite |
| Electric Provider: | Ameren |
| Electric Location: | Onsite |
| Amps: | 400 |
| Phase: | 1 |



TAX INCENTIVE ZONES:

| | |
|---------------------|----|
| TIF District: | No |
| Enterprise Zone: | No |
| Opportunity Zone: | No |
| Foreign Trade Zone: | No |

FINANCIAL INFORMATION:

| | |
|-----------|-------------|
| Taxes: | \$11,337.00 |
| Tax Year: | 2023 |

SALE/LEASE INFORMATION:

| | |
|-------------|-----------|
| Sale Price: | \$725,000 |
| Price / SF: | \$135.90 |

PROPERTY DESCRIPTION:

5,335 SF Block Building with 14 foot ceilings. Includes 335 SF office and 5,000 SF shop space, 4 overhead doors (1) 10'x12', (3) 10'x12'. Includes Real Estate, Auto Body Business, Pole Sign, Compressor, Frame Rack, Paint Booth and Paint Mixing Room. Property includes .58 acre asphalt lot with 30 Parking Spaces.



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