

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
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

222 West A St., Belleville, IL 62220

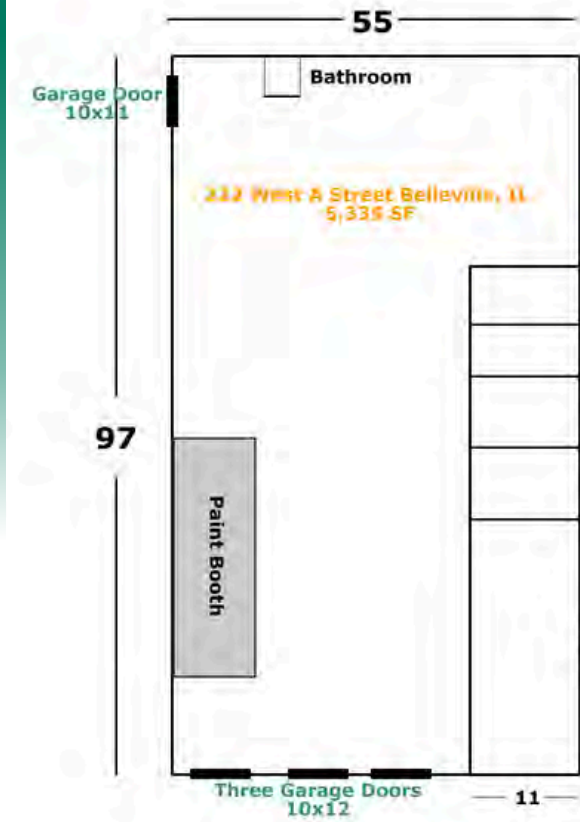


LOCATION OVERVIEW

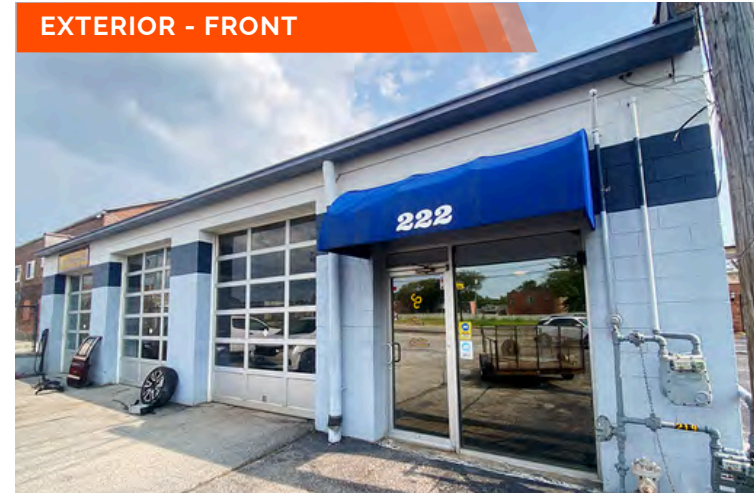
Facility is located 3 blocks West of the Downtown Belleville Illinois Fountain.

FLOOR PLAN

*Not to scale



EXTERIOR - FRONT



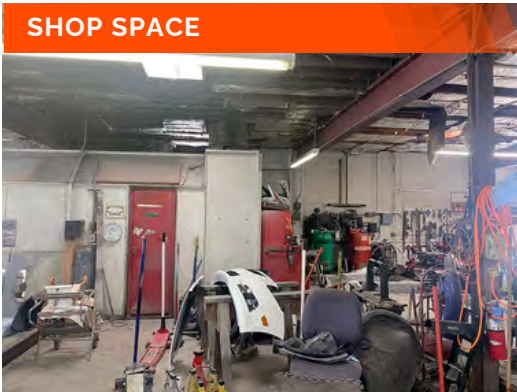
EXTERIOR - EAST SIDE



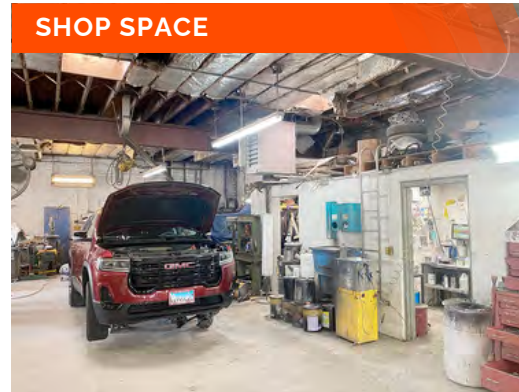
EXTERIOR - WEST SIDE



SHOP SPACE



SHOP SPACE



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:	\$650,000
Price / SF:	\$121.84

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



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