

FOR SALE

222 West A Street
Belleville, IL 62220



5,335 SF AUTOMOTIVE SHOP on 0.58 ACRE LOT

BARBERMURPHY
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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

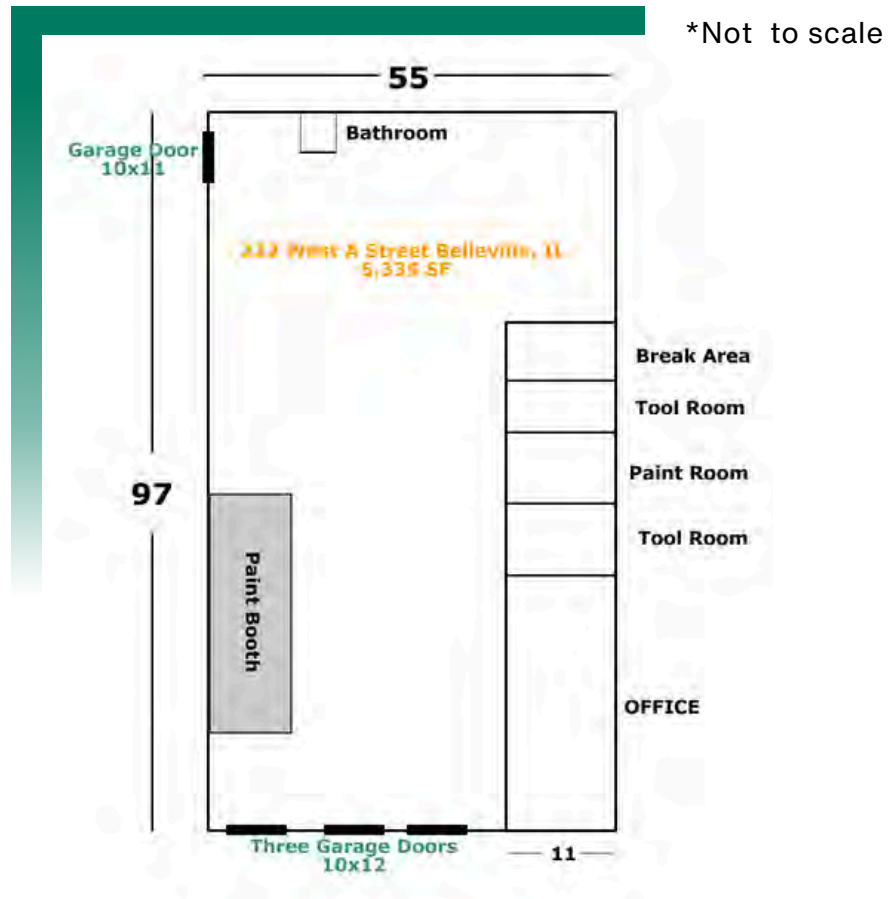
222 West A St., Belleville, IL 62220



LOCATION OVERVIEW

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

FLOOR PLAN



EXTERIOR - FRONT



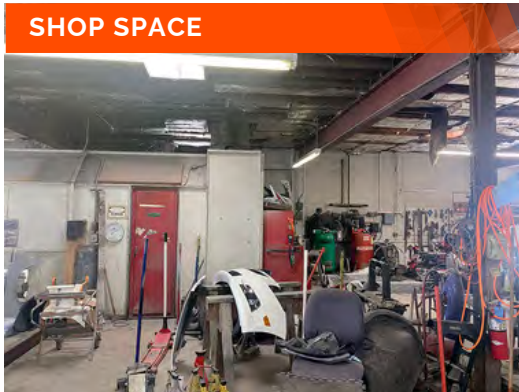
EXTERIOR - EAST SIDE



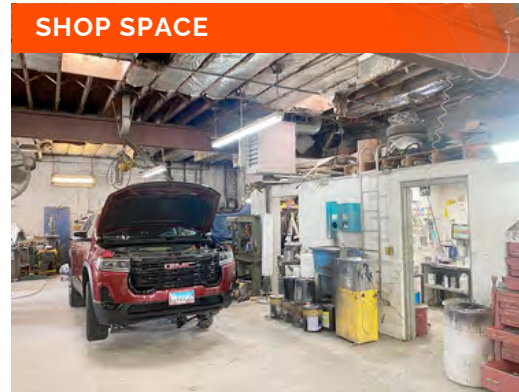
EXTERIOR - WEST SIDE



SHOP SPACE



SHOP SPACE



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

222 WEST A STREET

INDUSTRIAL PROPERTY SUMMARY PG 2

222 WEST A STREET

UTILITY INFO:

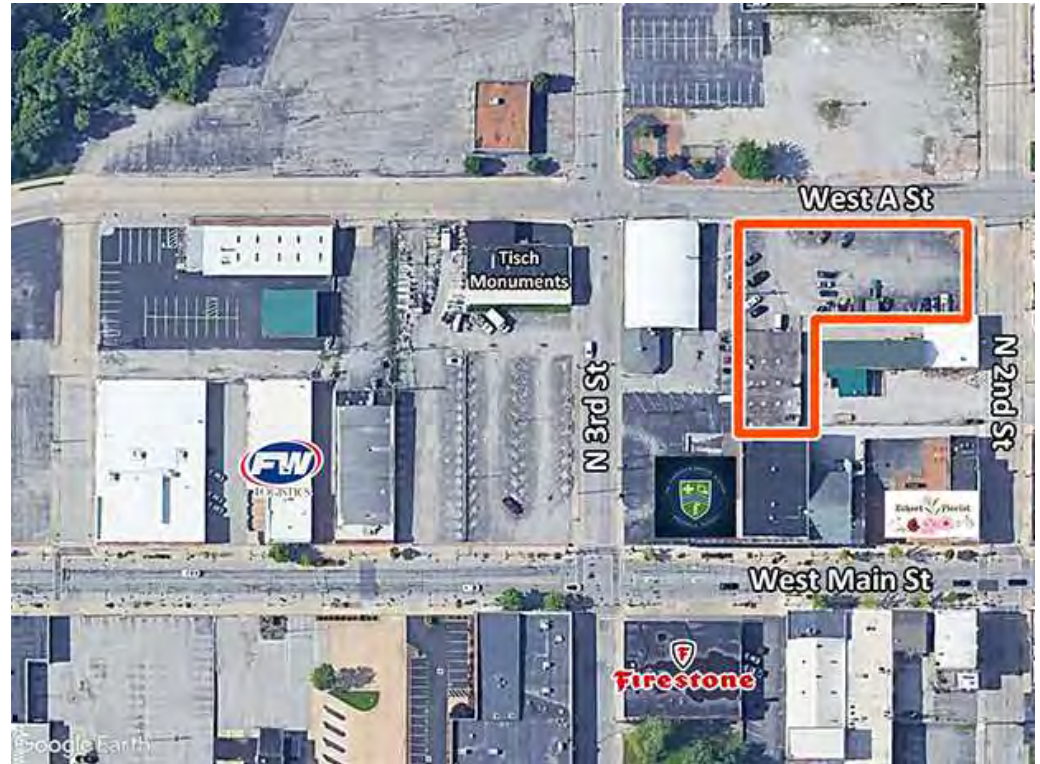
Water Provider:	City of Belleville
Water Location:	Onsite
Sewer Provider:	City of Belleville
Sewer Location:	Onsite
Gas Provider:	Ameren
Gas Location:	Onsite
Electric Provider:	Ameren
Electric Location:	Onsite
Amps:	400
Phase:	1

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:	\$599,000
Price / SF:	\$112.28

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