

# FOR SALE

222 West A Street  
Belleville, IL 62220



## 5,335 SF AUTOMOTIVE SHOP on 0.58 ACRE LOT

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

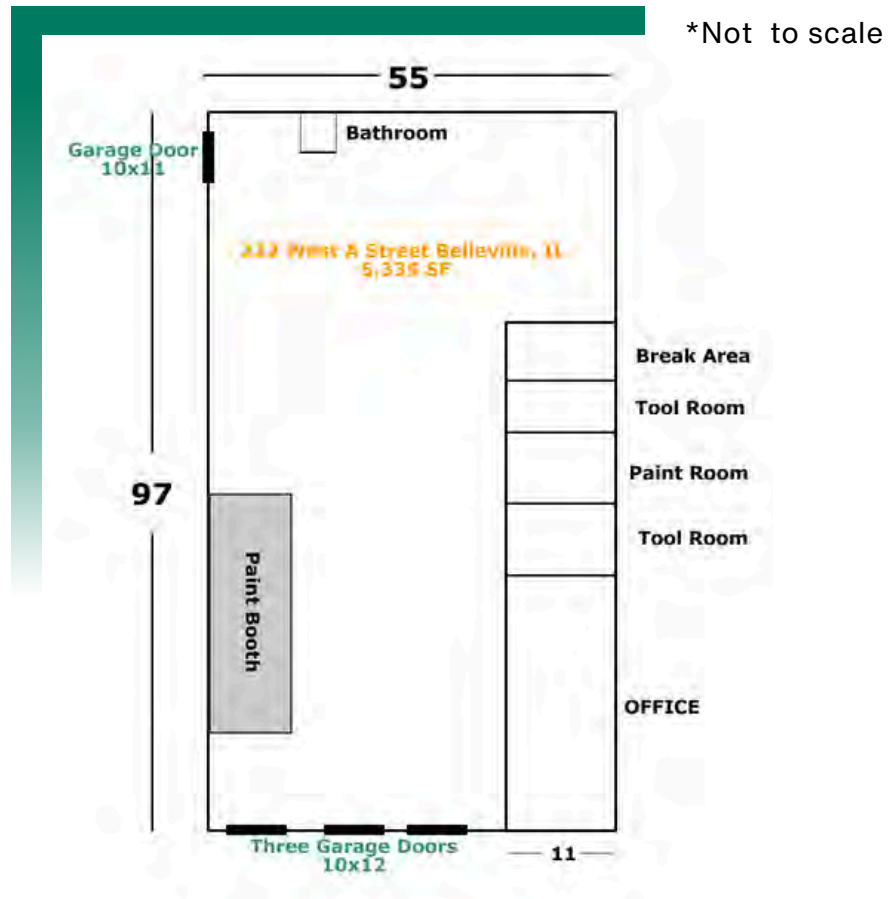


### LOCATION OVERVIEW

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



# FLOOR PLAN



EXTERIOR - FRONT



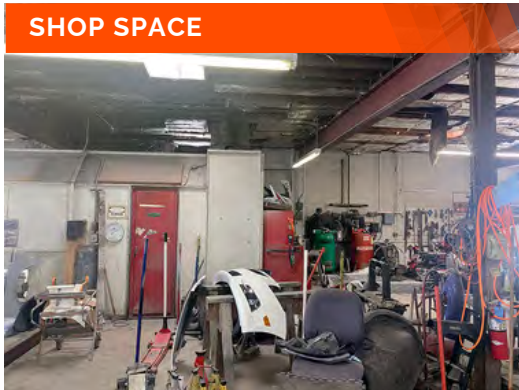
EXTERIOR - EAST SIDE



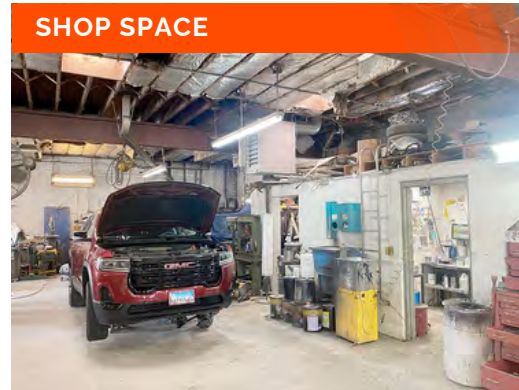
EXTERIOR - WEST SIDE



SHOP SPACE



SHOP SPACE



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

# 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: 5,335  
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:

# Drive In Doors: 4  
Drive In Door Size: 3-10x12 / 1-10x11

## TRANSPORATION:

Airport Access: MidAmerica St. Louis Airport (BLV)



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## INDUSTRIAL PROPERTY SUMMARY PG 2

### 222 WEST A STREET

#### UTILITY INFO:

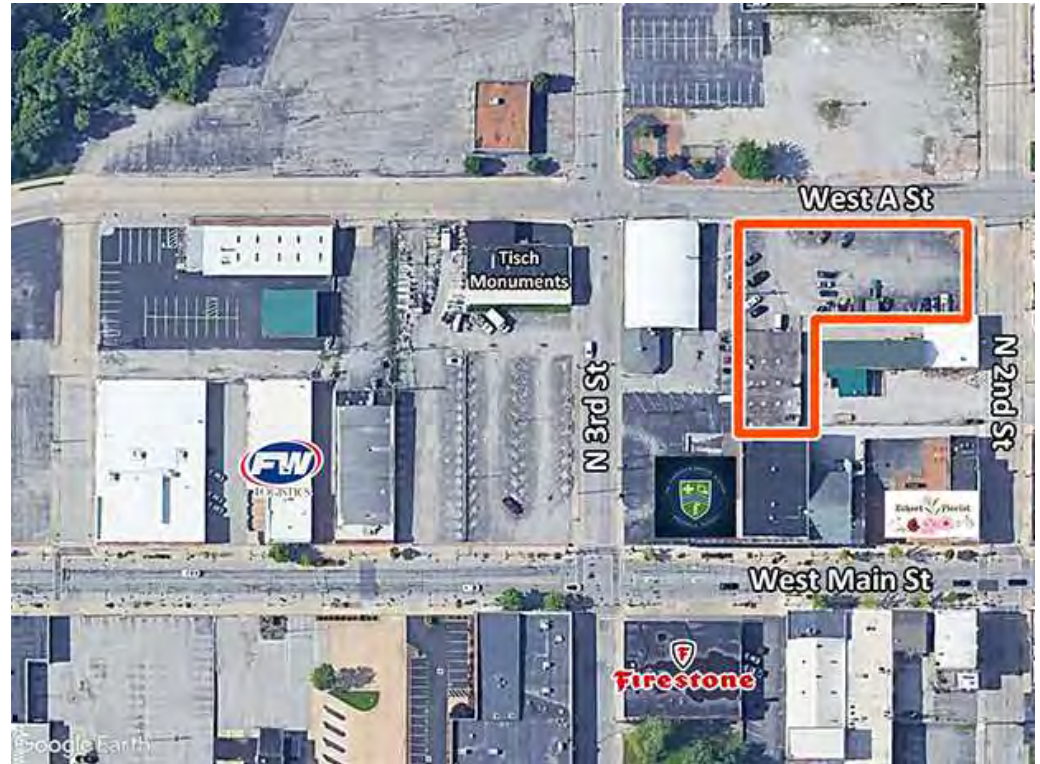
Water Provider:	City of Belleville
Water Location:	Onsite
Sewer Provider:	City of Belleville
Sewer Location:	Onsite
Gas Provider:	Ameren
Gas Location:	Onsite
Electric Provider:	Ameren
Electric Location:	Onsite
Amps:	400
Phase:	1

#### 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:	\$525,000
Price / SF:	\$98.41

#### 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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