

FOR SALE

40 North 64th St
Belleville, IL 62223



35,000 + SF FORMER NURSING HOME FACILITY



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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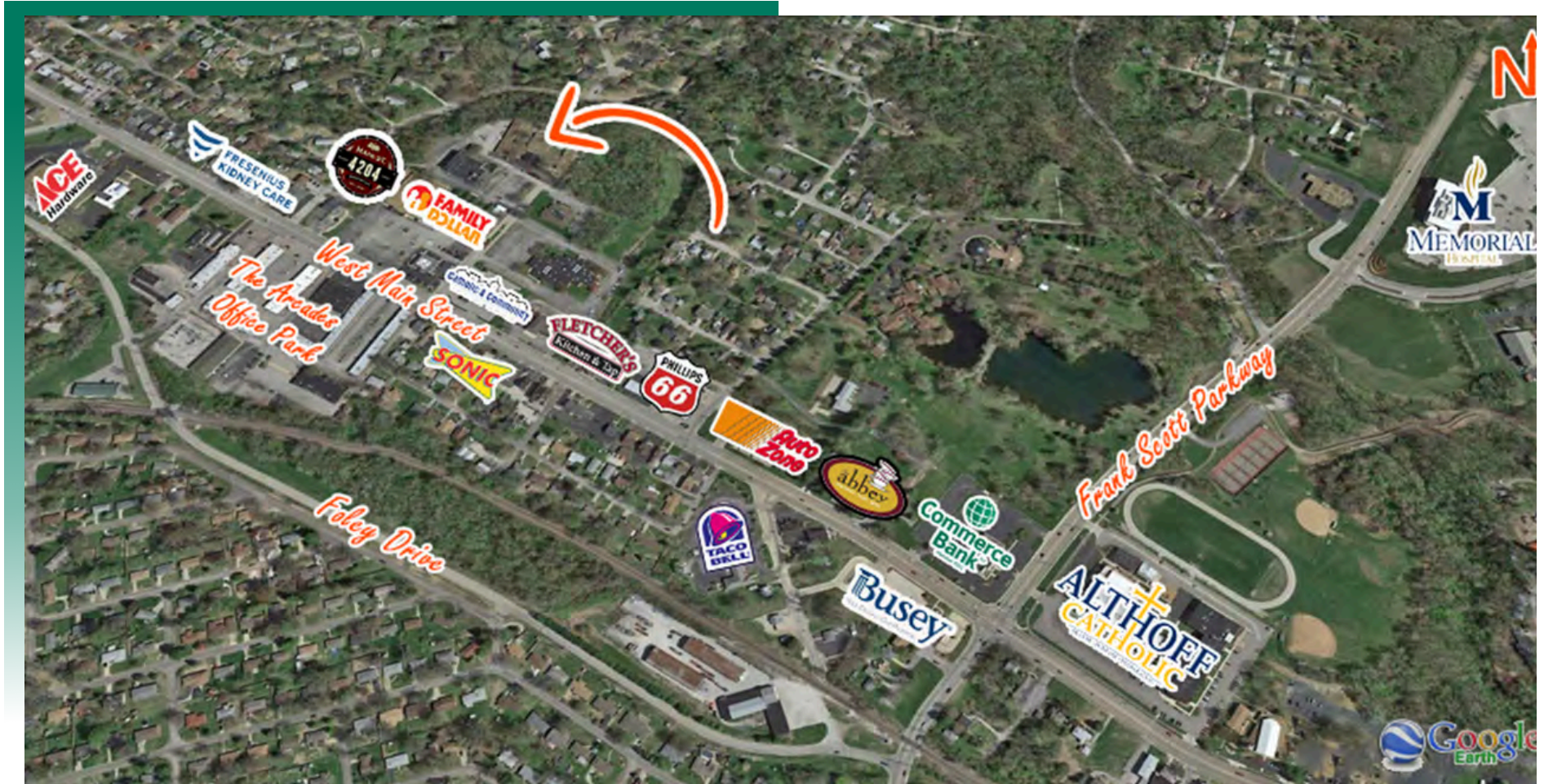
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

40 North 64th St., Belleville, IL 62223

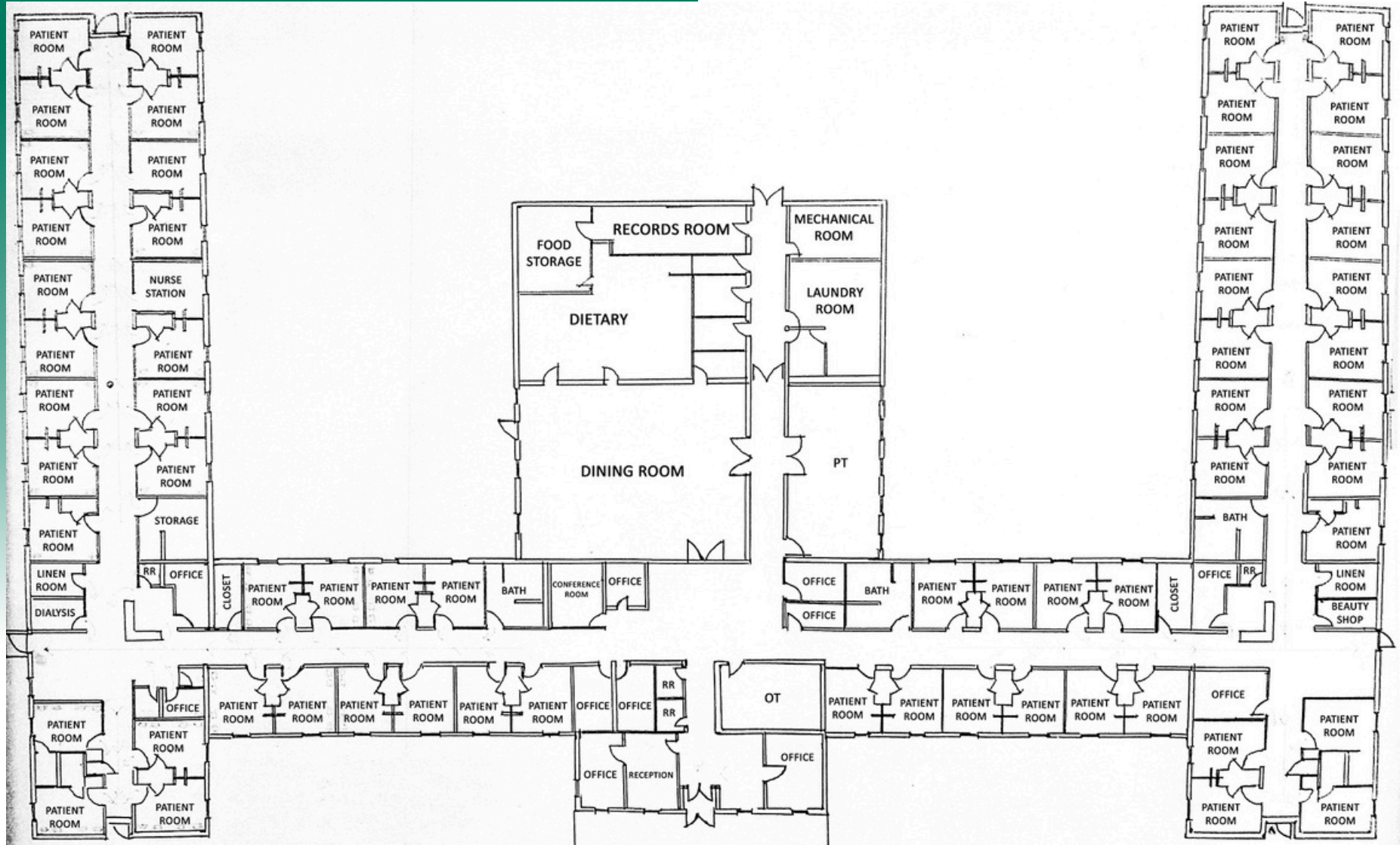


LOCATION OVERVIEW

Located on West Main Street 1/2 mile west of Frank Scott Parkway and 20 minutes from Downtown St. Louis. The property is situated in a TIF District and Enterprise Zone.

FLOOR PLAN

40 North 64th St., Belleville, IL 62223



*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

40 N 64TH STREET

LISTING # 2962

LOCATION DETAILS:

Parcel #: 07-12.0-213-024
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 35,052
Vacant SF: 35,052
Usable Sqft: 35,052
Min Divisible SF: 35,052
Max Contig SF: 35,052
Signage: Yes
Lot Size: 4.69 Acres
Frontage: 398
Depth: Irr
Parking Spaces: 30
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1981
Yr Renovated:
Building Class: C
Ceilings: 8'-12'
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$875,000
Price / SF: \$24.96

FINANCIAL INFORMATION:

Taxes: \$66,692.80
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 13,400

PROPERTY DESCRIPTION:

35,000 + SF former nursing home facility. 61 rooms, 3 showers, kitchen with hood, dining hall, laundry facility, 6 offices, corridor nurses' stations and numerous storage closets.