

FOR LEASE

15 South High St.,
Belleville, IL 62220



1,275 SF OFFICE/RETAIL FOR LEASE

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

15 South High Street, Belleville, IL 62220



LOCATION OVERVIEW

Located Downtown Belleville. Surrounded by retail, office and restaurants. Open floor plans featuring hardwood floors and exposed brick. Restroom, kitchenette and sales counter.



Frontage: 27'
Depth: 110'



I-158, I-159,
& I-15



STL Airport
42 miles

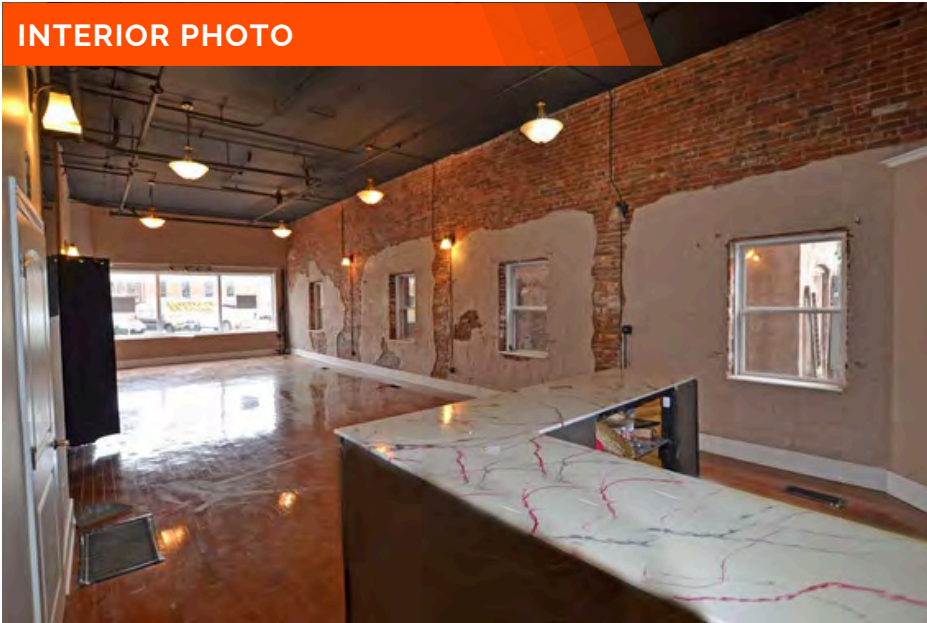


BRICK
EXTERIOR

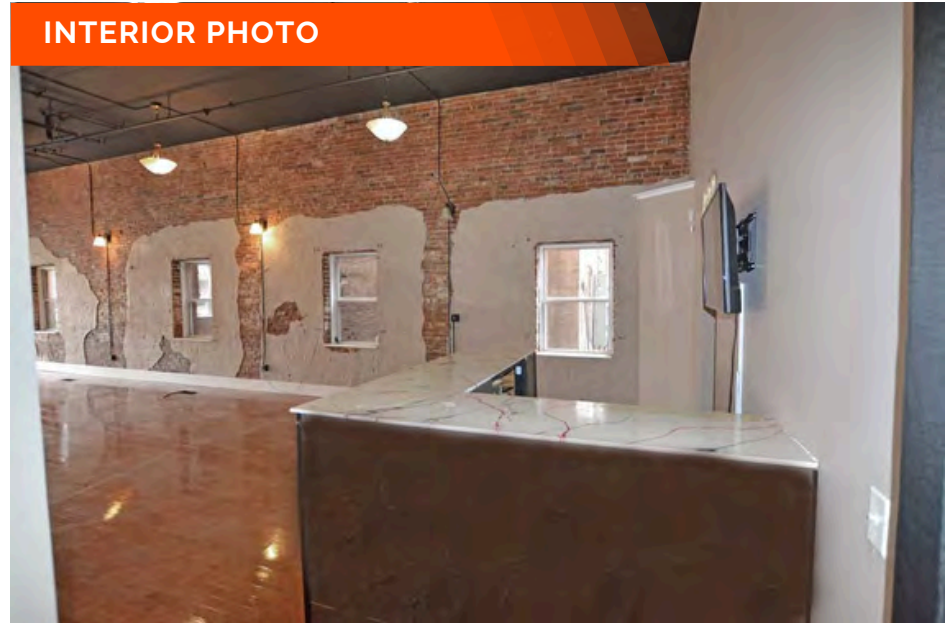
PROPERTY PHOTOS

15 South High Street, Belleville, IL 62220

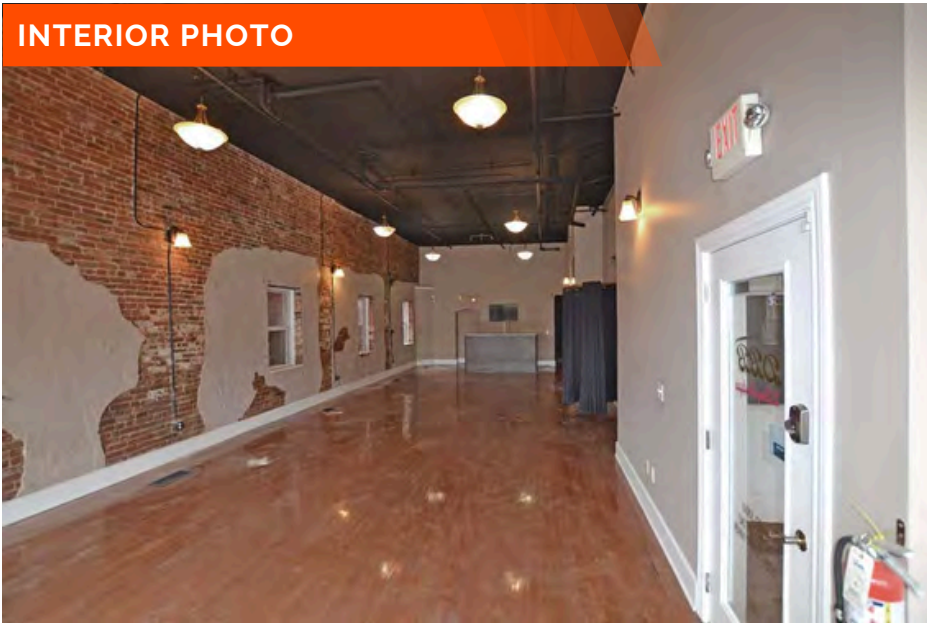
INTERIOR PHOTO



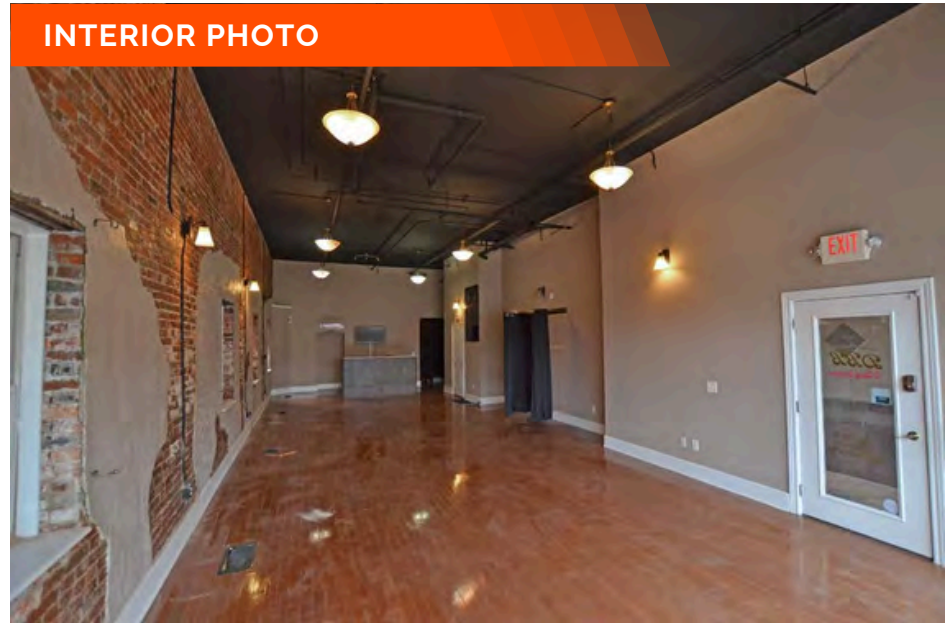
INTERIOR PHOTO



INTERIOR PHOTO



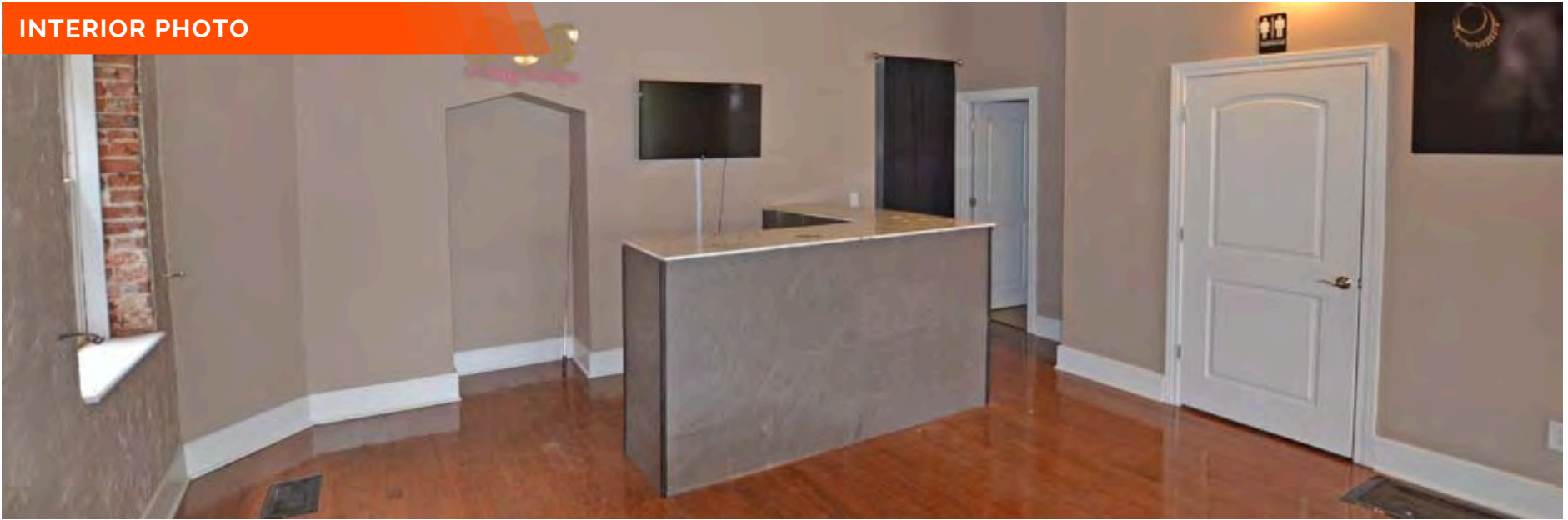
INTERIOR PHOTO



PROPERTY PHOTOS

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INTERIOR PHOTO



INTERIOR PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

15 S HIGH ST

LISTING # 2697

LOCATION DETAILS:

Parcel #: 08-21.0-445-036
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 4,143
Vacant SF: 1,275
Usable Sqft: 1,275
Min Divisible SF: 1,275
Max Contig SF: 1,275
Office SF: 1,275
Retail SF: 1,275
Signage: Building
Lot Size: 0.07 Acres
Frontage: 27 FT
Depth: 110 FT

STRUCTURAL DATA:

Year Built: 1900
Yr Renovated: 2021
Building Class: C
Ceilings: 12.0000 - 16.0000
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Lease Rate: \$1,800 / Month

Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: 3755.50

Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: -

PROPERTY DESCRIPTION:

1,275 SF of Retail space located in Downtown Belleville. Half block off East Main. Surrounded by office, retail and restaurants. Close proximity to County Courthouse. Exposed brick interior, vaulted ceilings and kitchenette.

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