



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

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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

6911 West Main Street, Belleville, IL 62223



LOCATION OVERVIEW

Located less than a mile from Frank Scott Parkway and 4 miles from Belleville's Public Square. Great visibility off West Main St.





Frontage: 70' Depth: 130'



Year Built 1950 14 PARKING SPACES



Rehab Year 2024

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Professional building for sale with 4 large offices, kitchenette, ADA access, recent renovations, basement storage, and 14 parking spaces.

Ideal for businesses seeking a prime location with spacious offices for collaboration, client meetings, and administrative tasks. Recent updates ensure immediate occupancy, ADA compliance, and a productive work environment. Basement storage and ample parking enhance convenience. Perfect for business growth and success. Schedule a tour to explore further.

PROPERTY HIGHLIGHTS





RECEPTION AREA

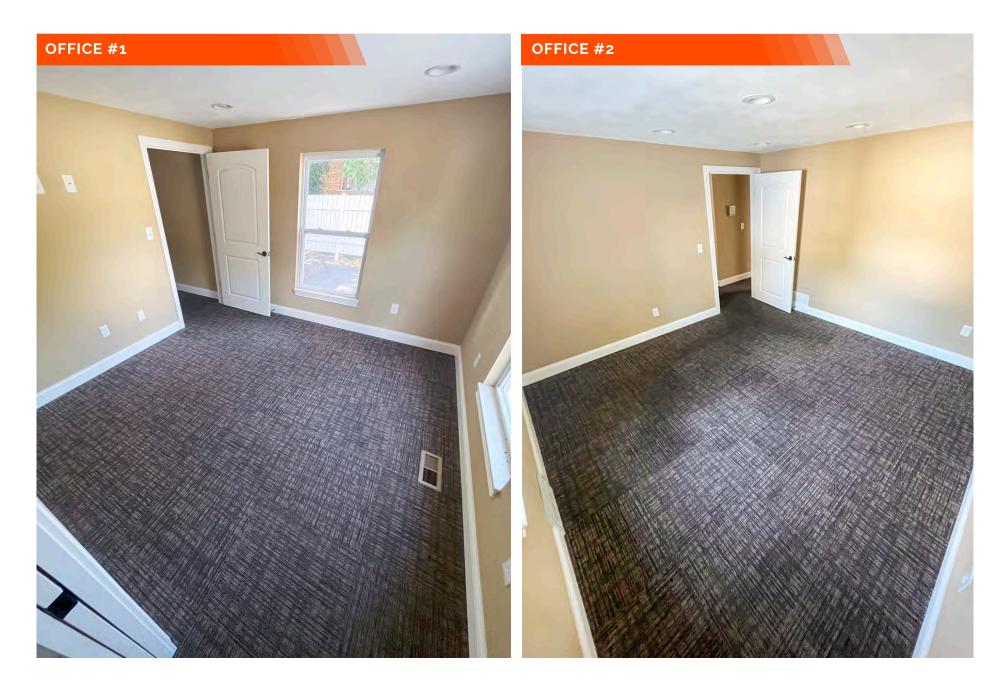


4 OFFICES

KITCHENETTE

PROPERTY PHOTOS

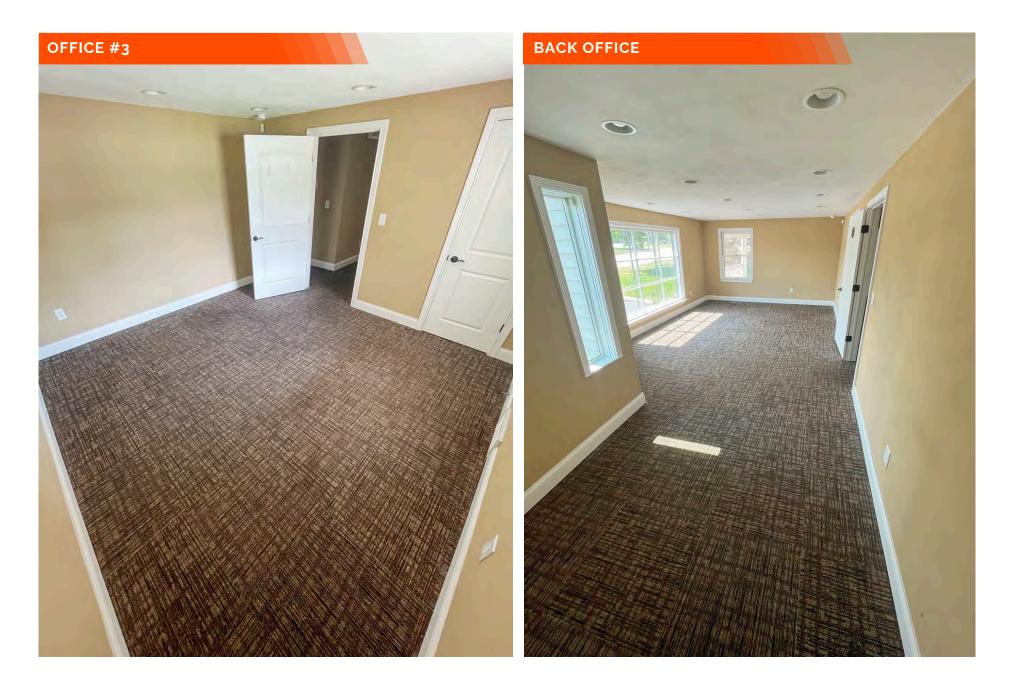
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PROPERTY PHOTOS

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OFFICE/RETAIL PROPERTY SUMMARY

6911 WEST MAIN

LISTING #	1740		
LOCATION DETAILS:			
Parcel #:	07-01.0-418-037		
County:	IL - St. Clair	and the second	
Zoning:	C-1 - Belleville		
PROPERTY OVERVIEW	:	the second se	
Building SF:	1,996	7	Transa and the second
Vacant SF:	1,996		-
Usable Sqft:	-	A second se	
Min Divisible SF:	1,996	SALE/LEASE INFORMATION:	
Max Contig SF:	1,996	Sale Price:	\$150,000
Office SF:	1,996	Price / SF:	\$75.15
Retail SF:	-	Lease Rate:	\$1,350.00 - \$1,350.00
Signage:	Monument,Building	Lease Type:	-
Lot Size:	0.21 Acres	NNN Expenses:	-
Frontage:	70	CAM:	_
Depth:	130	FINANCIAL INFORMATION:	
Parking Spaces:	14		
Parking Surface Type:	Asphalt	Taxes:	\$4,917.46
STRUCTURAL DATA:		Tax Year:	2023
Year Built:	1950	DEMOGRAPHICS:	
Yr Renovated:	2024	Traffic Count:	14400
Building Class:	-		100
Ceilings:	7.0000 - 8.5000	PROPERTY DESCRIPTION	DN:
Construction Type:	Wood Frame		
TAX INCENTIVE ZONES	S:		
TIF District:	Yes		
Enterprise Zone:	No		
Opportunity Zone:	No		

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