

FOR SALE

6911 W. Main St.,
Belleville, IL 62223



1,996 SF OFFICE BUILDING FOR SALE

BARBERMURPHY

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

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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'



14 PARKING SPACES



Year Built
1950



Rehab Year
2024



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

1,996 SF Office Building

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



KITCHENETTE



RECEPTION AREA



4 OFFICES

PROPERTY PHOTOS

6911 West Main Street, Belleville, IL 62223

OFFICE #1



OFFICE #2



PROPERTY PHOTOS

6911 West Main Street, Belleville, IL 62223

OFFICE #3



BACK OFFICE



OFFICE/RETAIL PROPERTY SUMMARY

6911 WEST MAIN

LISTING # 1740

LOCATION DETAILS:

Parcel #: 07-01.0-418-037
County: IL - St. Clair
Zoning: C-1 - Belleville

PROPERTY OVERVIEW:

Building SF: 1,996
Vacant SF: 1,996
Usable Sqft: -
Min Divisible SF: 1,996
Max Contig SF: 1,996
Office SF: 1,996
Retail SF: -
Signage: Monument, Building
Lot Size: 0.21 Acres
Frontage: 70
Depth: 130
Parking Spaces: 14
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1950
Yr Renovated: 2024
Building Class: -
Ceilings: 7.0000 - 8.5000
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$150,000
Price / SF: \$75.15
Lease Rate: \$1,350.00 - \$1,350.00
Lease Type: -
NNN Expenses: -
CAM: -

FINANCIAL INFORMATION:

Taxes: \$4,917.46
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14400

PROPERTY DESCRIPTION:

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