

CALL FOR OFFERS

FOR SALE

1423 West Main St
Belleville, IL 62220



4,000+ SF OFFICE/RETAIL FOR SALE

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.



4,088 SF Office/Retail Building

A historic downtown Belleville commercial building with 2 levels totaling 4,088 SF, an attached parking lot, and an overhead door is for sale AS-IS.

The property offers a unique opportunity for investors or business owners with its historic charm, architectural details, and versatile space for shops, cafes, or offices. The convenient gravel parking lot and central location in downtown Belleville attract high visibility and foot traffic, ideal for various ventures. Contact for more details or to schedule a viewing.



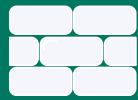
PROPERTY HIGHLIGHTS



RECEPTION AREA



Year Built 1862



BRICK EXTERIOR

PROPERTY PHOTOS

1423 West Main Street, Belleville, IL 62220

FRONT ENTRANCE PHOTO



SE EXTERIOR PHOTO



NW EXTERIOR PHOTO



SW EXTERIOR PHOTO



AREA MAP

1423 West Main Street, Belleville, IL 62220



LOCATION OVERVIEW

Located in historic downtown Belleville on West Main St. near shops and restaurants.



Frontage: 69'
Depth: 97'



TIF DISTRICT

OFFICE/RETAIL PROPERTY SUMMARY

1423 WEST MAIN STREET

LISTING # 2971

LOCATION DETAILS:

Parcel #: 08210324007
County: IL - St. Clair
Zoning: C-1 Light Commercial

PROPERTY OVERVIEW:

Building SF: 4,088
Vacant SF: 4,088
Usable Sqft: -
Min Divisible SF: 4,088
Max Contig SF: 4,088
Office SF: -
Retail SF: 4,088
Signage: -
Lot Size: 0.16 Acres
Frontage: 69'
Depth: 97'
Parking Spaces: 10
Parking Surface Type: Gravel

STRUCTURAL DATA:

Year Built: 1862
Yr Renovated: -
Building Class: C
Ceilings: -
Construction Type: -

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: CALL FOR OFFERS

FINANCIAL INFORMATION:

Taxes: \$3,927.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: -

PROPERTY DESCRIPTION:

Historic downtown Belleville commercial building for sale. Building consists of 2 levels with a combined 4,088 SF with an attached gravel parking lot and one overhead door. Property is being sold AS-IS.



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