

FOR SALE -AND- LEASE

1820 N Belt East
Belleville, IL 62221



2,496 SF COMMERCIAL BUILDING

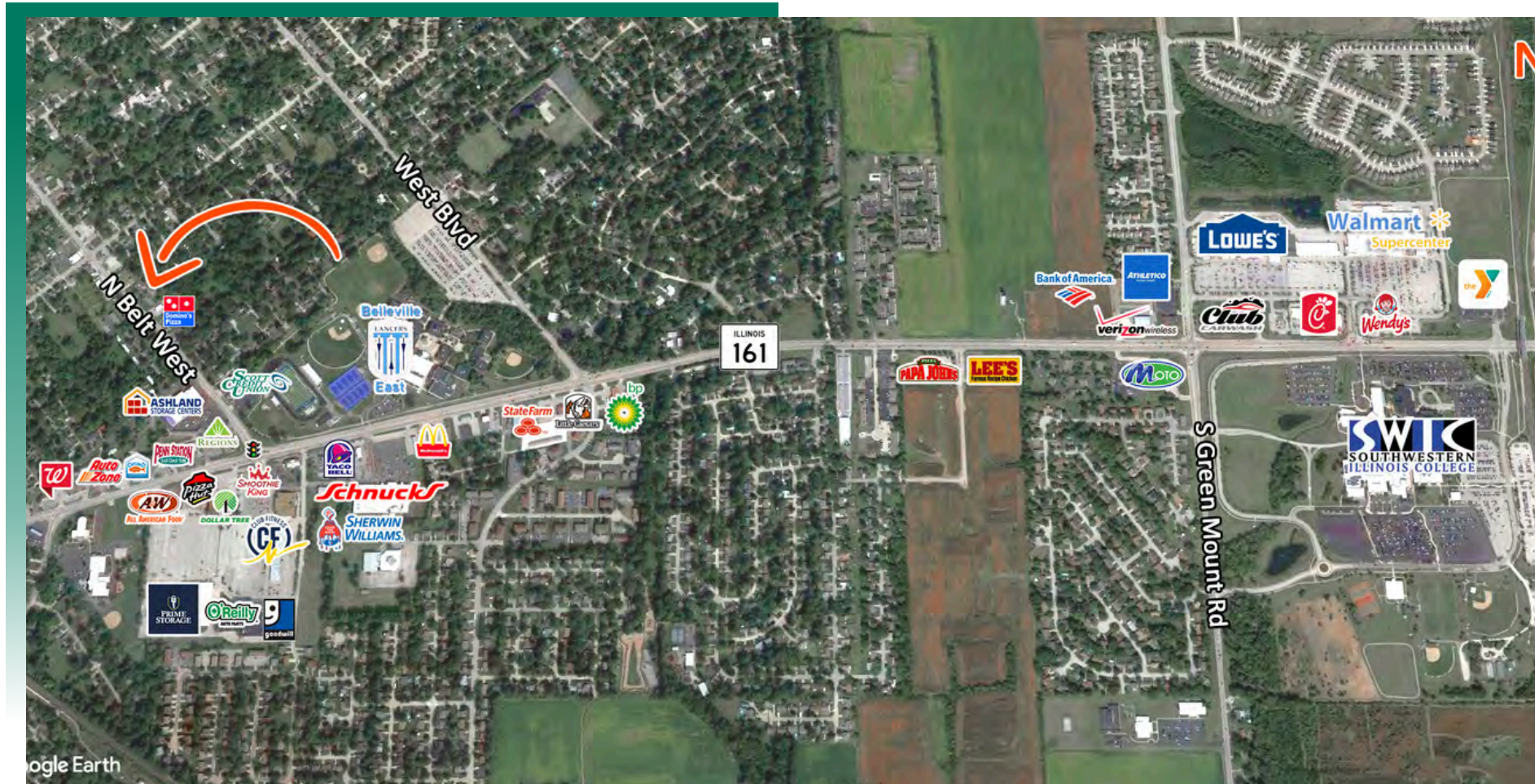
BARBERMURPHY
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AREA MAP

1820 N Belt East, Belleville, IL 62221



LOCATION OVERVIEW

Located less than .25 to Carlyle Ave, close proximity to BTHS East, big box retail, self-storage, residential and financial institutions.

OFFICE/RETAIL PROPERTY SUMMARY

1820 NORTH BELT EAST

LISTING # 2432

LOCATION DETAILS:

Parcel #: 08-23.0-200-007;008
County: IL - St. Clair
Zoning: C-2 - City of Belleville

PROPERTY OVERVIEW:

Building SF: 2,496
Min Divisible SF: 2,496
Max Contig SF: 2,496
Office SF: 2,496
Retail SF: 2,496
Signage: Yes
Lot Size: 0.51 Acres
Frontage: 125.95
Depth: IRR
Parking Spaces: 15
Parking Surface Type: Asphalt/Concrete

STRUCTURAL DATA:

Year Built: 1953
Yr Renovated: 2022
Building Class: C
Ceilings: 8'-10'

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$140,000
Price / SF: \$56.09
Lease Rate: \$1,800.00
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$3,977.96
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 13,300

PROPERTY DESCRIPTION:

Free Standing office/retail building located in East Belleville along North Belt East (RTE 161). Consists of reception/waiting room, 3 private offices, multi-purposes room/bull-pen, 2 restrooms and attached garage. Off Street parking for 16. Signage on site.

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