

FOR SALE

1820 N Belt East
Belleville, IL 62221



2,496 SF COMMERCIAL BUILDING

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

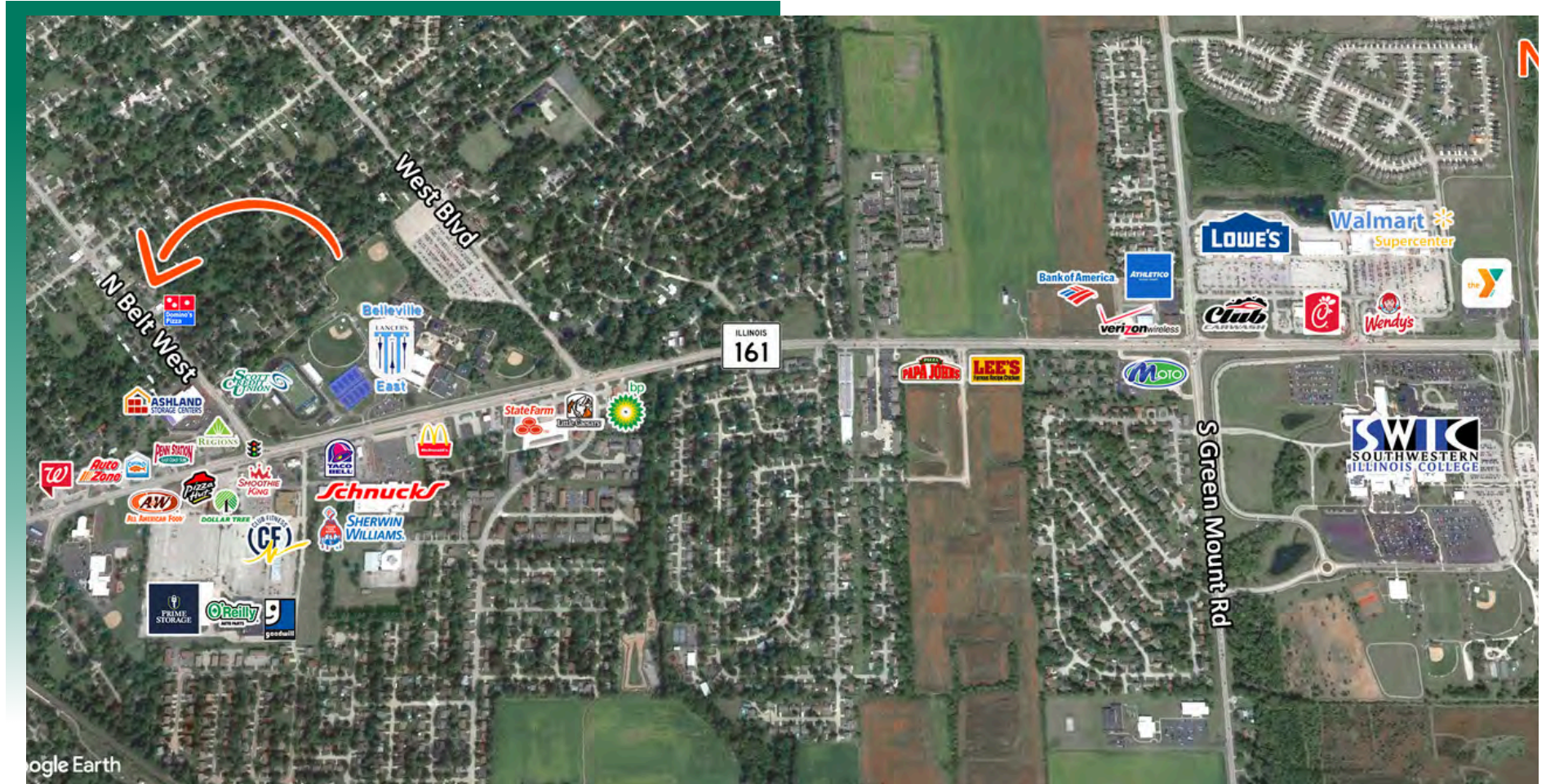
Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



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

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:

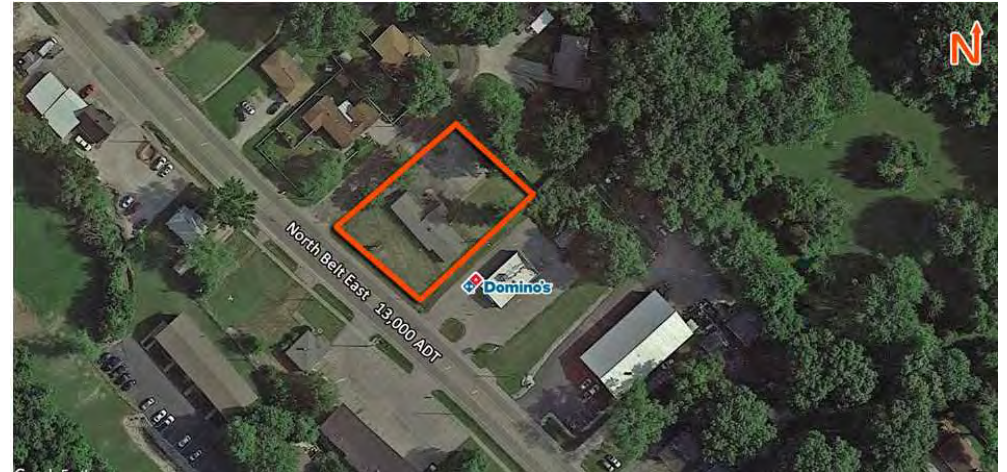
Building SF: 2,496
Min Divisible SF: 2,496
Office SF: 2,496
Retail SF: 2,496
Signage: Yes
Lot Size: 0.51 Acres
Frontage: 125.95
Depth: IRR
Parking Spaces: 15
Parking Surface Type: Asphalt/Concrete

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 INFORMATION:

Sale Price: \$140,000
Price / SF: \$56.09

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-purpose room/bull-pen, 2 restrooms and attached garage. Off Street parking for 15. Signage on site.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MATT BARRIGER

Broker Associate

O: (618) 277-4400

C: (618) 973-5507

mattb@barbermurphy.com