

FOR SALE

402 & 404 E Main St,
Belleville, IL 62220



3,600 SF OFFICE/RETAIL BUILDING

BARBERMURPHY

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

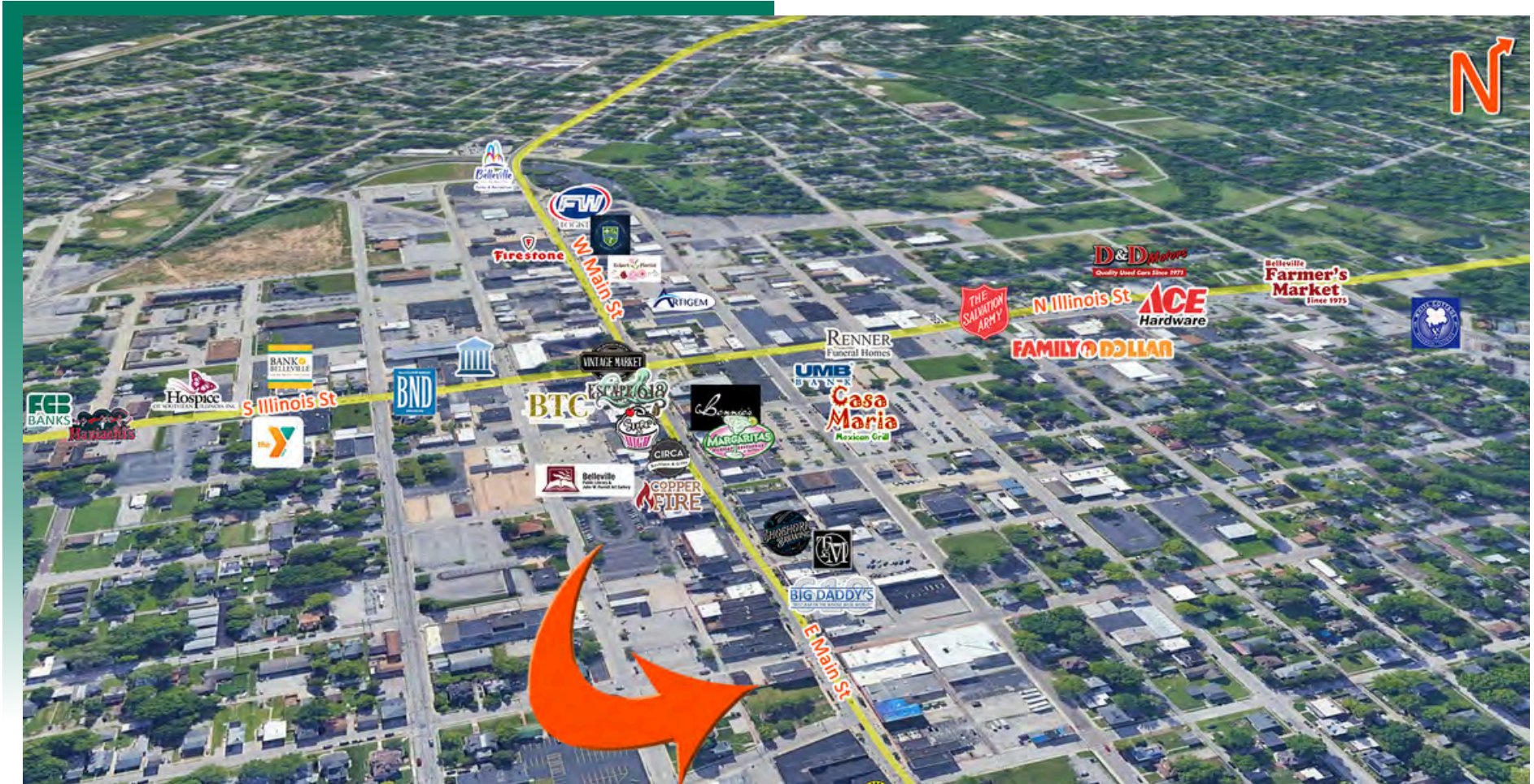
Matt Barriger
Broker Associate
Cell: (618) 973-5507
mattb@barbermurphy.com



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

402 & 404 E Main St, Belleville, IL 62220



LOCATION OVERVIEW

Downtown Belleville, corner lot of E. Main and S. Charles St.



BUILD YEAR
1946



TIF DISTRICT



ENTERPRISE
ZONE



BRICK
EXTERIOR

PROPERTY PHOTOS

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PROPERTY PHOTOS

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SECOND FLOOR INTERIOR PHOTO



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OFFICE/RETAIL PROPERTY SUMMARY

402 & 404 E. MAIN ST

LISTING # 2983

LOCATION DETAILS:

Parcel #: 08-22.0-341-017 & 08-22.0-341-019
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 3,591
Vacant SF: 3,591
Usable Sqft: 3,591
Min Divisible SF: 3,591
Max Contig SF: 3,591
Office SF: 3,591
Retail SF: 3,591
Signage: Building
Lot Size: 0.27 Acres
Frontage: 80
Depth: Varies
Parking Spaces: 12
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1946
Yr Renovated: -
Building Class: -
Ceilings: 10' - 12'
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$275,000
Price / SF: \$76.58

DEMOGRAPHICS:

Traffic Count: 4500

PROPERTY DESCRIPTION:

3,500 SF 2 Story office/retail building in downtown Belleville, with off-street parking and vacant green-space lot attached. Main level consists of large open area, kitchen, restroom and storage room. Second story consists of 2 large open areas and restroom. Corner Lot. Deed Restrictions will apply.

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IL