

# FOR SALE

127 West Main Street,  
Belleville, IL 62220



6,146 SF COMMERCIAL BUILDING AND BUSINESS

**BARBERMURPHY**

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

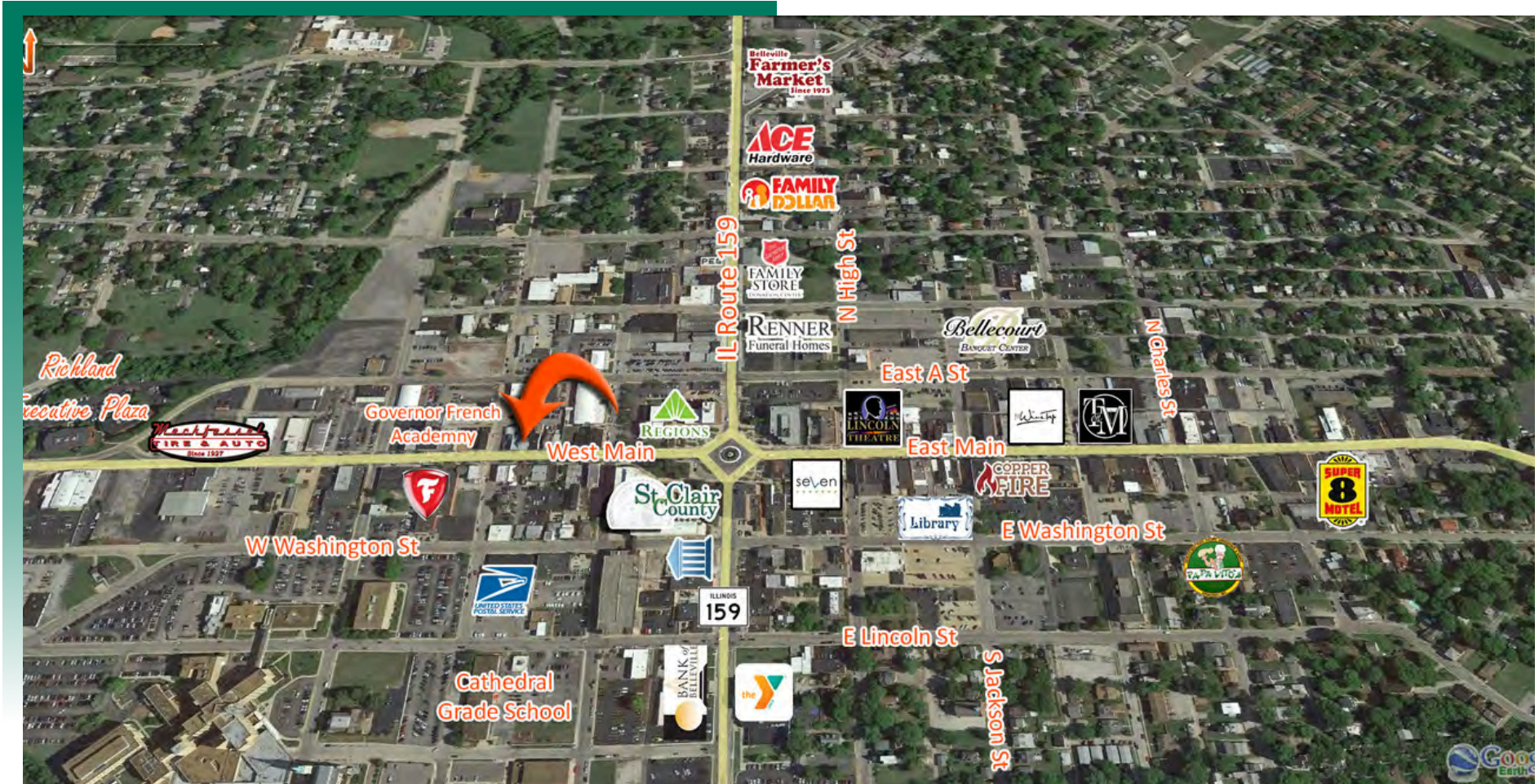
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





# AREA MAP

127 West Main Street, Belleville, IL 62220



## LOCATION OVERVIEW

Located only 1 block from the Belleville Square and the St. Clair County Courthouse.

	
Frontage: 26' Depth: 99'	(1) 8'X8' GARAGE DOOR
	
4 OFFICES	BRICK EXTERIOR

# PROPERTY PHOTOS

127 West Main Street, Belleville, IL 62220

STOREFRONT



STOREFRONT



STOCK ROOM



BACK OF BUILDING



# OFFICE/RETAIL PROPERTY SUMMARY

127 W MAIN ST

**LISTING #** 2380

## LOCATION DETAILS:

**Parcel #:** 08-21-0-437-013  
**County:** IL - St. Clair  
**Zoning:** C-2

## PROPERTY OVERVIEW:

**Building SF:** 6,146  
**Vacant SF:** 6,146  
**Usable Sqft:** 6,146  
**Min Divisible SF:** 6,146  
**Max Contig SF:** 6,146  
**Office SF:** 6,146  
**Retail SF:** 3,600  
**Signage:** On Building  
**Lot Size:** 0.09 Acres  
**Frontage:** 26  
**Depth:** 99  
**Parking Spaces:** 2  
**Parking Surface Type:** Public

## STRUCTURAL DATA:

**Year Built:** 1900  
**Yr Renovated:** 1965  
**Building Class:** D,C  
**Ceilings:** 12' - 16'  
**Construction Type:** Combination

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Sale Price:** \$124,900  
**Price / SF:** \$20.32

## FINANCIAL INFORMATION:

**Taxes:** \$3,585.00  
**Tax Year:** 2024

## DEMOGRAPHICS:

**Traffic Count:** 5650

## PROPERTY DESCRIPTION:

6,146 SF Two Story Retail Building in Downtown Belleville  
Main Level Consists of: Large Open Retail area, backroom storage and warehouse with 8'x8' roll up garage door.  
2nd Story Consists of: 4 Separate Open Room/Offices and Restrooms.

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