

FOR SALE

3540 North Belt West,
Suite A, Belleville, IL
62226



2,716 SF OFFICE BUILDING

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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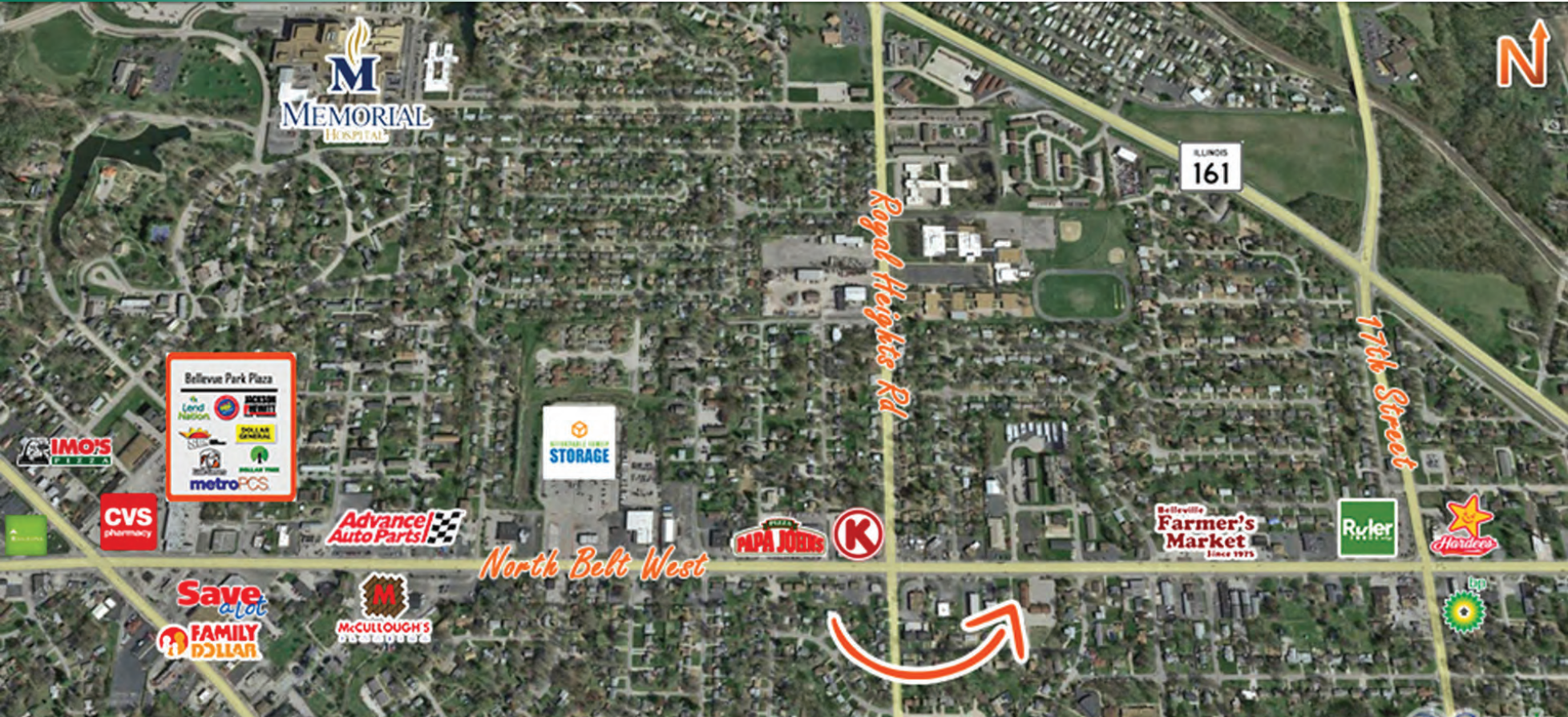
laraeb@barbermurphy.com



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

3540 North Belt West, Suite A, Belleville, IL 62226



LOCATION OVERVIEW

Conveniently located off N Belt West in a high visibility location on main thoroughfare.

 14,300 ADT	 10 PARKING SPACES
 BRICK EXTERIOR	 MONUMENT SIGNAGE

FLOOR PLAN

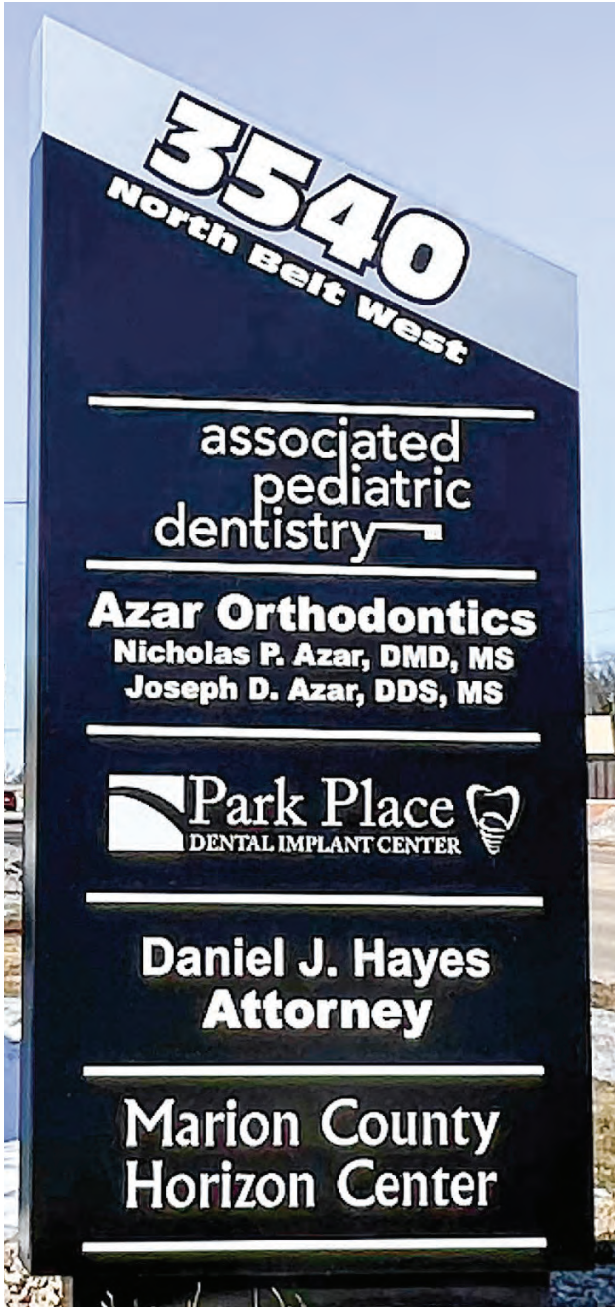
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*Not to Scale

PROPERTY PHOTOS

3540 North Belt West, Suite A, Belleville, IL 62226



OFFICE/RETAIL PROPERTY SUMMARY

3540 NORTH BELT WEST

LISTING # 3024

LOCATION DETAILS:

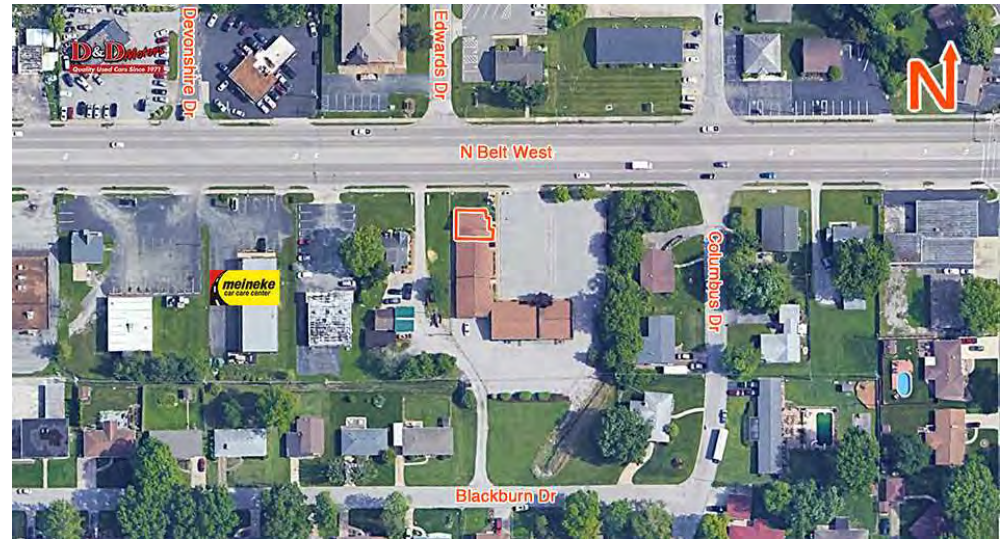
Parcel #: 08-17.0-200-004
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 2,716
Vacant SF: 2,716
Usable Sqft: -
Min Divisible SF: 2,716
Max Contig SF: 2,716
Office SF: 2,716
Retail SF: -
Signage: Monument, Building
Lot Size: 0.11 Acres
Frontage: -
Depth: -
Parking Spaces: 10
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1984
Yr Renovated: -
Building Class: C
Ceilings: 7' - 9'
Construction Type: Brick



SALE/LEASE INFORMATION:

Sale Price: \$120,000
Price / SF: \$44.18

DEMOGRAPHICS:

Traffic Count: 14,300

PROPERTY DESCRIPTION:

2,716 SF former law office available for sale. Three spacious offices with a waiting room, administration area, and open work stations. Restrooms are located on both main level and lower level. Lower level has two unfinished offices, with additional storage and a breakroom.