

# 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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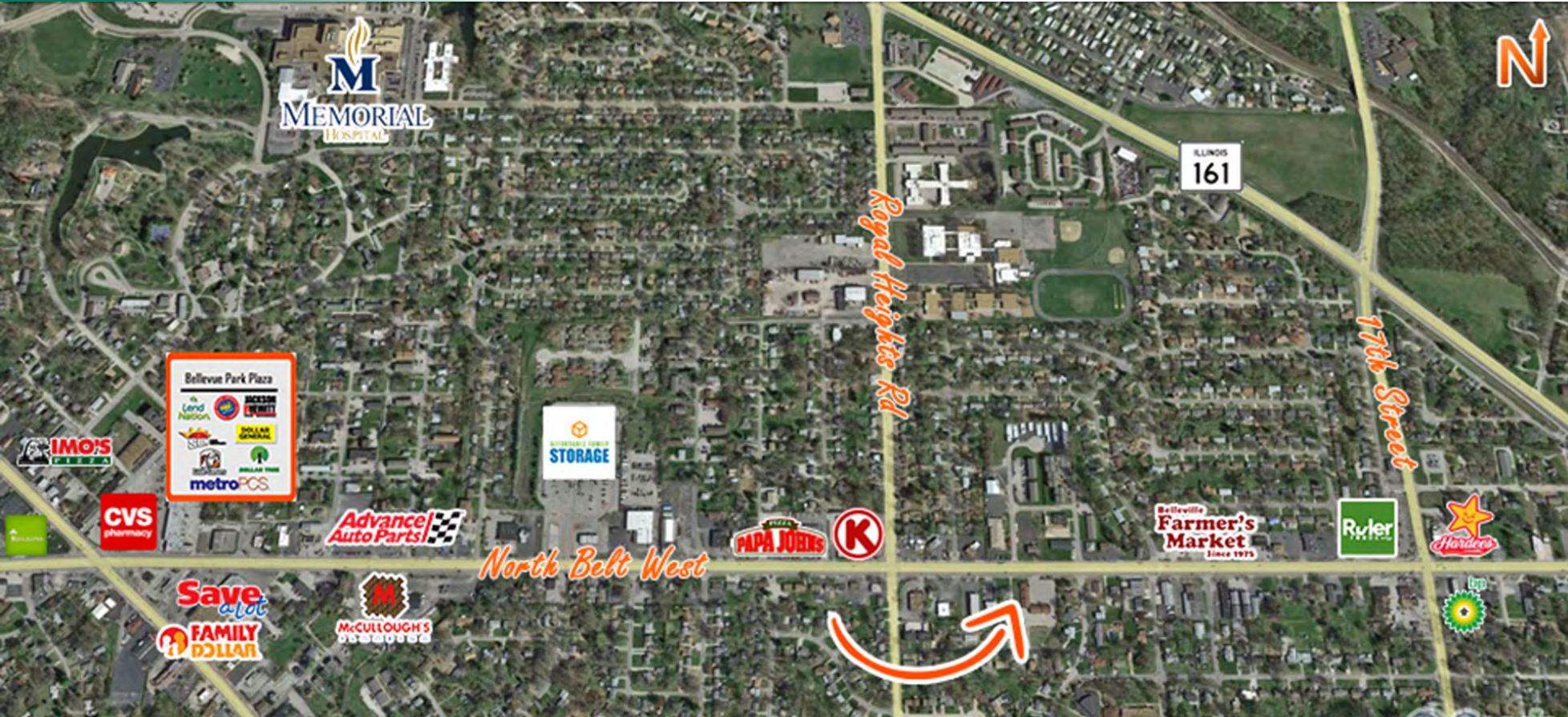
laraeb@barbermurphy.com



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



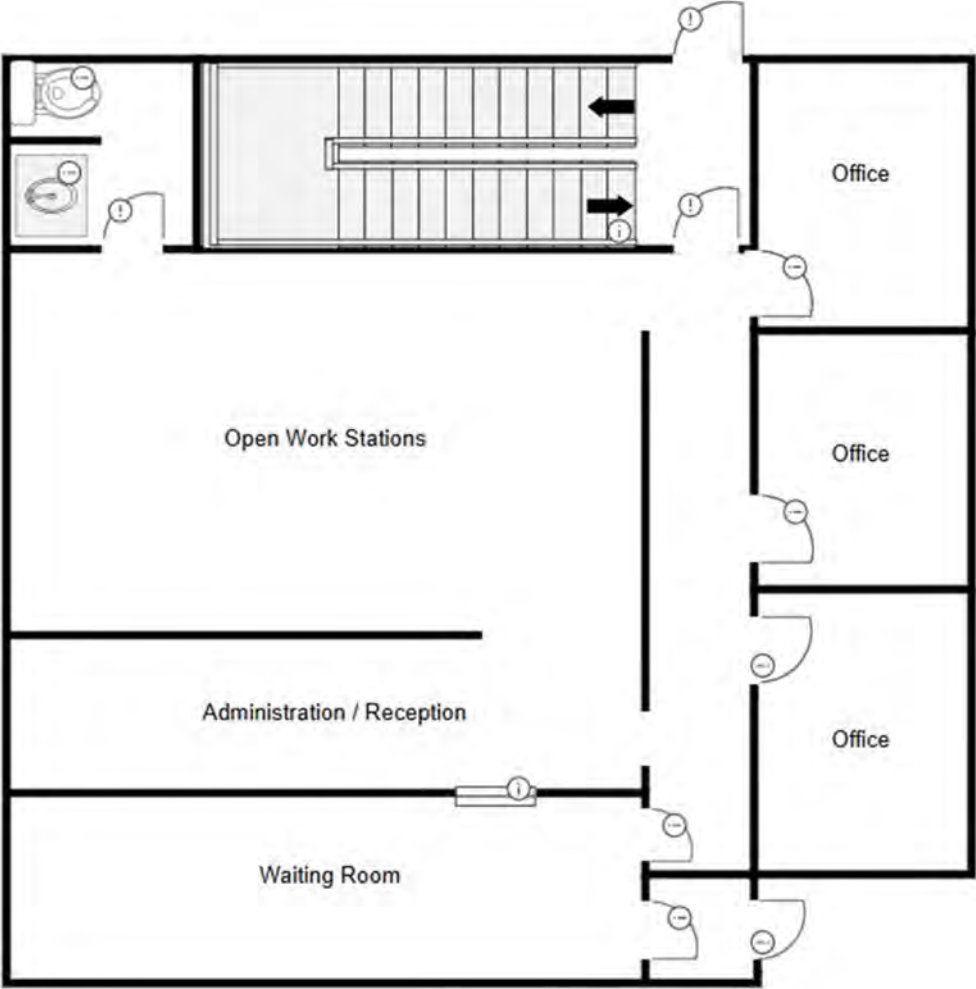
## LOCATION OVERVIEW

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

 <p>14,300 ADT</p>	 <p>10 PARKING SPACES</p>
 <p>BRICK EXTERIOR</p>	 <p>MONUMENT SIGNAGE</p>

# FLOOR PLAN

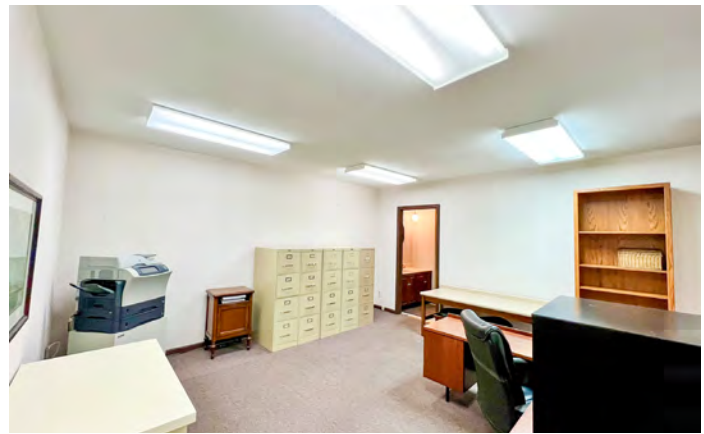
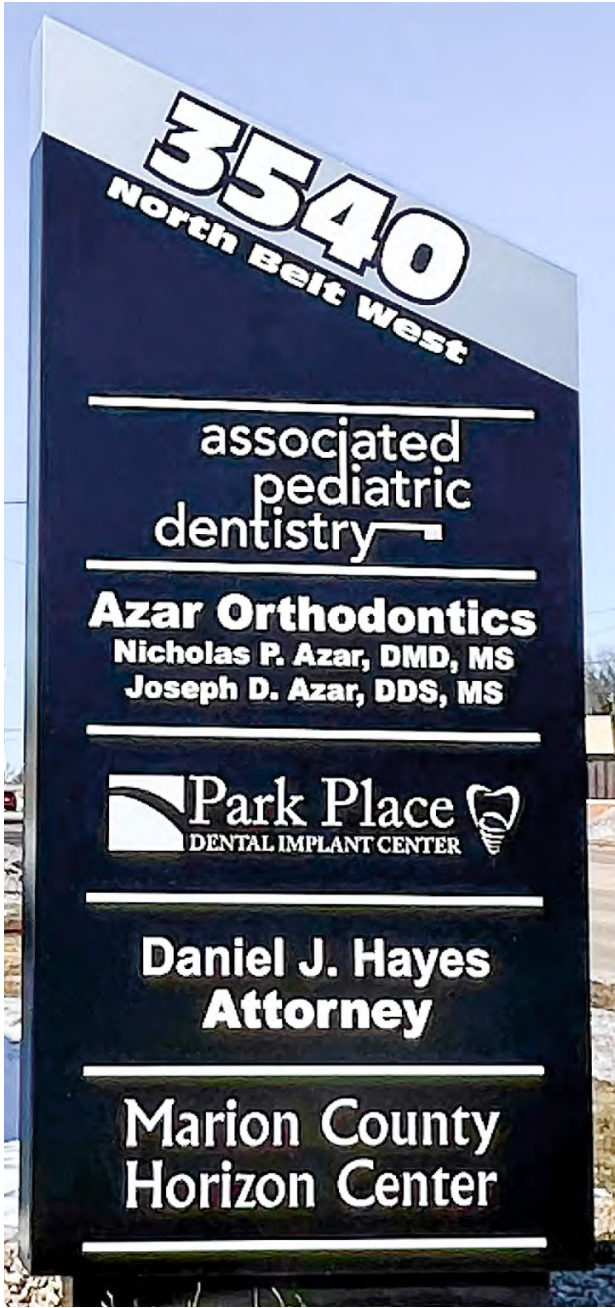
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\*Not to Scale

# PROPERTY PHOTOS

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



# OFFICE/RETAIL PROPERTY SUMMARY

3540 NORTH BELT WEST

**LISTING #** 3024

## LOCATION DETAILS:

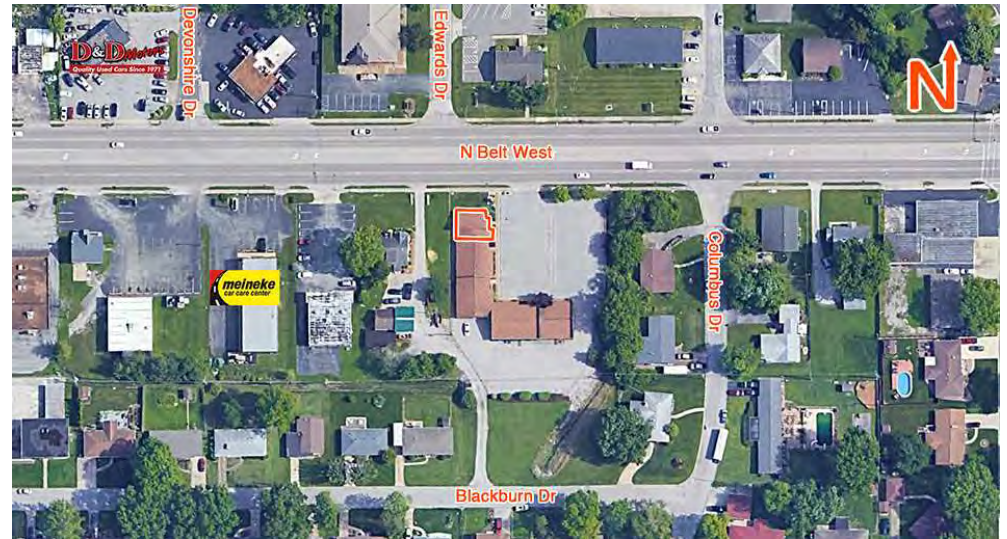
**Parcel #:** 08-17.0-200-004  
**County:** IL - St. Clair  
**Zoning:** C-1

## 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.