

# FOR SALE

108 & 110 E Main St  
12 S High St.  
Belleville, IL 62220



**15,810 SF OFFICE/RETAIL BUILDING - DOWNTOWN BELLEVILLE**

**BARBERMURPHY**

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

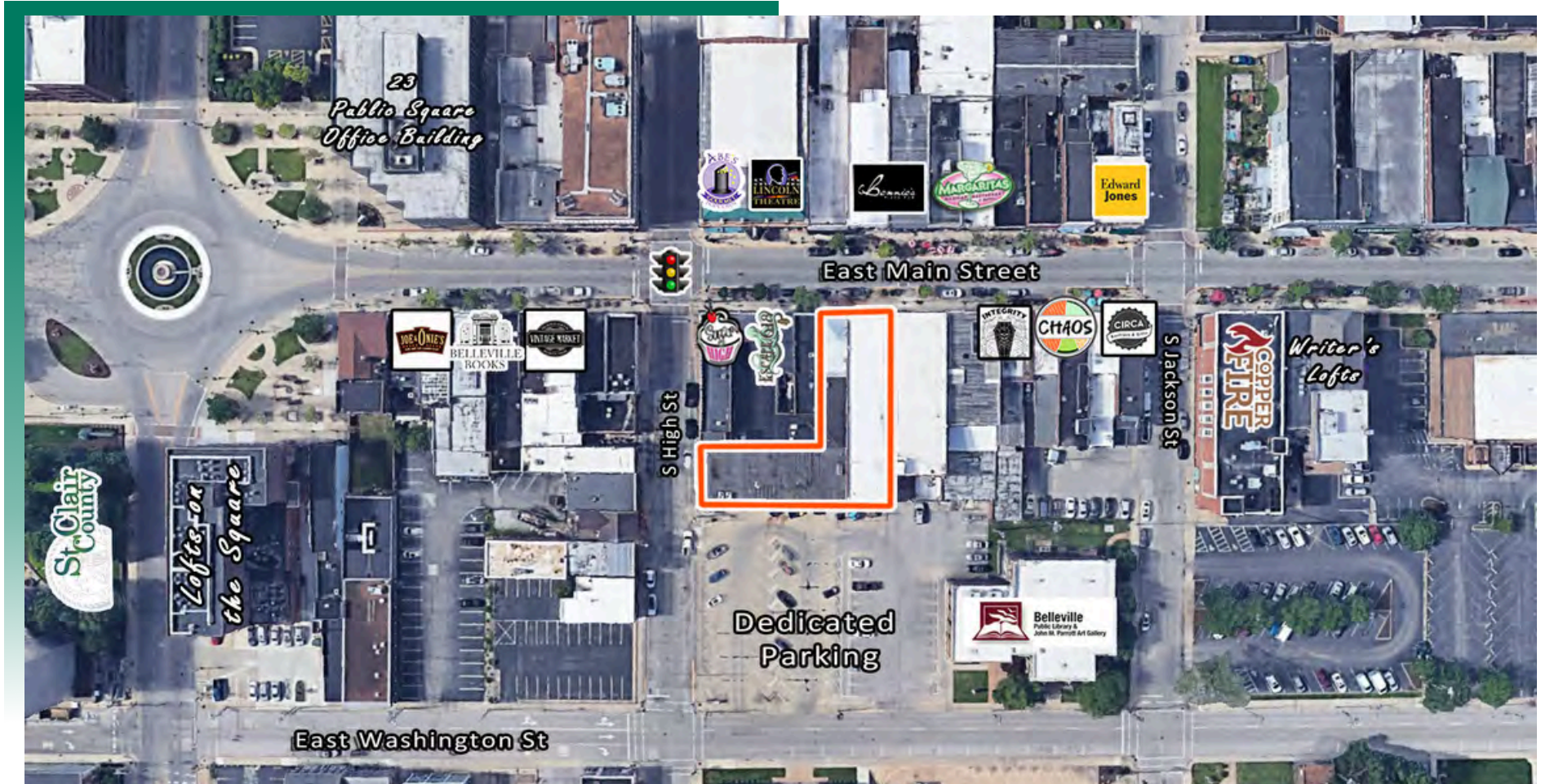
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

108 & 110 E Main - 12 S High St., Belleville, IL



## LOCATION OVERVIEW

This property is located just 2 blocks from the County Courthouse and Town Square in the heart of downtown Belleville. It's surrounded by a mix of offices, shops, restaurants, and government buildings along Main Street.

# PROPERTY SUMMARY

108 & 110 E Main - 12 S High St., Belleville, IL



11,490 SF combined on street level  
4,320 SF second Story (Ideal for apartment, lofts or office development)  
4,320 SF unfinished lower level, storage space  
360 SF mezzanine overlooking main level

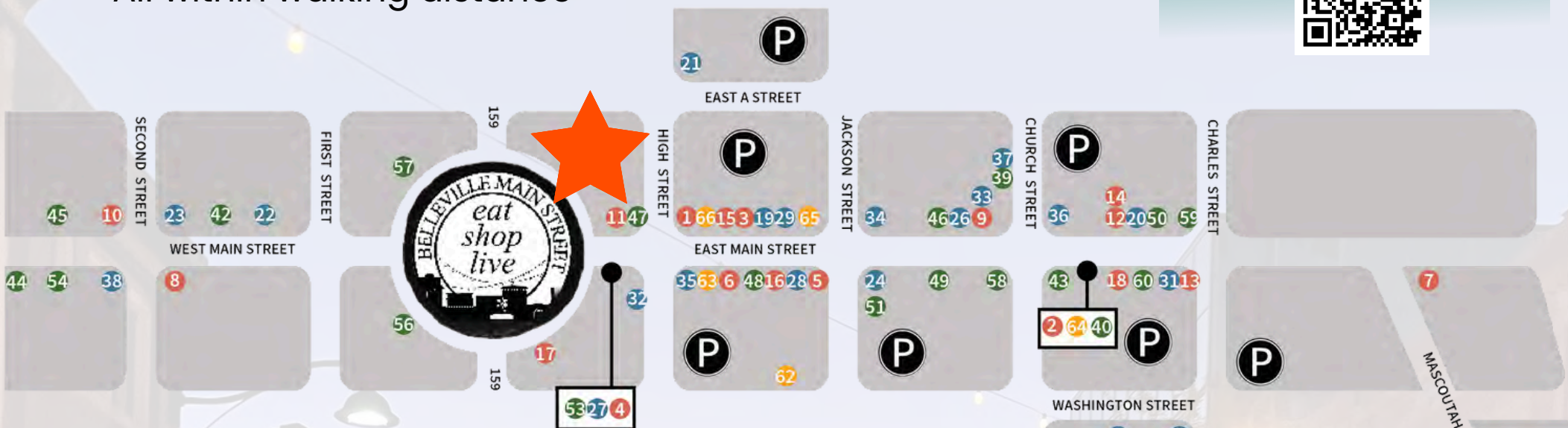
Connected to city owned public parking lot  
Entrances off High and Main Street

# Belleville Main Street

LIVE. WORK. SHOP. PLAY.

All within walking distance

Scan to visit  
www.bellevillemainstreet.net



## MEET US ON MAIN STREET *In Downtown Belleville*

- Abe's Gourmet Popcorn - 1
- Artisans Off Main - 2
- Blanquart's Jewelers - 3
- Blanquart's Rusty Gem - 4
- Circa Boutique - 5
- Collector's Corner/I Had That - 6
- Community Kindness - 7
- Cosmic Comics - 8
- Down the Hall Homebrew - 9
- Eckert's Florist - 10
- Elated Hearts - 11
- Eye on Design - 12
- Grimm & Gorly Florists & Gifts - 13
- JSB Designs - 14
- Keil's Clock Shop - 15
- Local Lucy's - 16
- Sawdust & Glitter - 17
- Too't's Cake & Candy Supply - 18

- Bennie's Pizza Pub - 19
- Big Daddy's 618 - 20
- Casa Maria Mexican Grill - 21
- Cigar Inn - 22
- Club Escapade - 23
- Copper Fire - 24
- Grafted Wine Bar - 25
- Gruv Bistro & Wine Bar - 26
- Justitia's Coffee House - 27
- Chaos Sushi Bar & Grill - 28
- Margarita's Mexican Restaurant - 29
- Papa Vito's - 30
- Pour@322 - 31
- Vacant - 32
- Shoehorn Brewing - 33
- SPACES - 34
- Sugar High Bakery & Cafe - 35
- Tavern On Main - 36
- The Office Lounge - 37
- Venue On Main - 38

- All Star Carpet & Upholstery - 39
- Ambassador Travel - 40
- Avenue Realty - 41
- Egyptian Workspace Partners - 42
- Farnsworth Group - 43
- Firestone - 44
- Governor French Academy - 45
- Hair on Main - 46
- Heartland's Conservancy - 47
- Integrity Tattoos - 48
- Kaskaskia Engineering Group - 49
- Liese Lumber - 50
- Lochmueller - 51
- Mathis, Marifian & Richter - 52
- Nester Realty - 53
- Precision Practice - 54
- Raymond James & Associates Inc. - 55
- St. Clair County Courthouse - 56
- St. Clair County Health Department - 57
- Scheffel Boyle - 58
- Stages Wellness Holistic Center - 59
- The Bungalow - 60

- Belle City Fitness - 61
- Belleville Public Library - 62
- Escape 618 - 63
- Gabrielle's Step by Step Dance Studio - 64
- Green Root Gallery - 65
- The Lincoln Theatre - 66



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# OFFICE/RETAIL PROPERTY SUMMARY

108 & 110 E MAIN ST. and 12 S HIGH ST. BELLEVILLE, IL

**LISTING #** 1815

## LOCATION DETAILS:

**Parcel #:** 08-22.0-338-029, 08-22.0-338-051, 08-22.0-338-048  
**County:** IL - St. Clair  
**Zoning:** C-2 Heavy Commercial

## PROPERTY OVERVIEW:

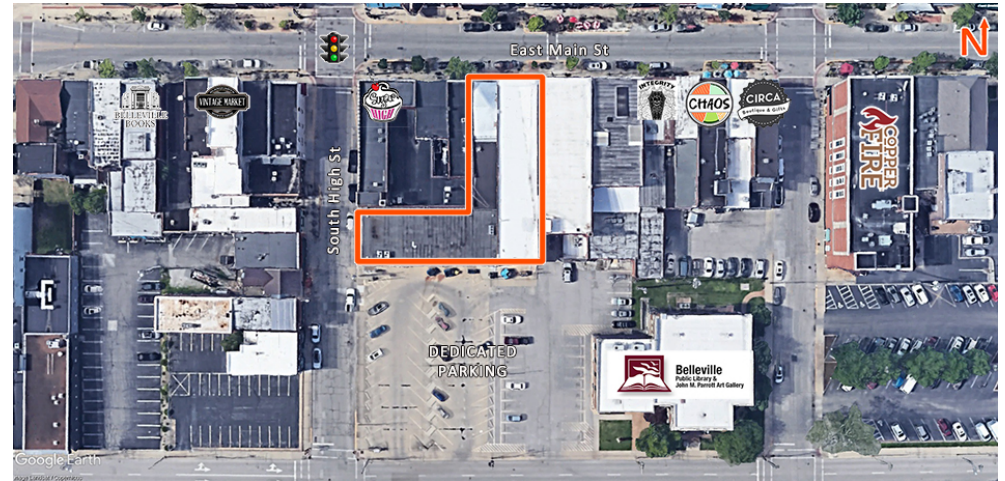
**Building SF:** 15,810  
**Vacant SF:** 15,810  
**Min Divisible SF:** 11,490  
**Max Contig SF:** 15810  
**Office SF:** 15,810  
**Retail SF:** 11,490  
**Signage:** Building  
**Lot Size:** 0.27 Acres  
**Frontage:** 50.5  
**Depth:** Varies  
**Parking Spaces:** Public Lot

## STRUCTURAL DATA:

**Year Built:** 1890  
**Yr Renovated:** 2012  
**Ceilings:** 11'-14'  
**Construction Type:** Brick

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Sale Price:** \$675,000  
**Price / SF:** \$42.69

## FINANCIAL INFORMATION:

**Taxes:** \$12,344.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 4,700

## PROPERTY DESCRIPTION:

11,490 SF combined on street level. 4,320 SF second Story (Ideal for apartment, lofts or office development). 4,320 SF unfinished lower level, storage space. 360 SF mezzanine overlooking main level. Connected to city owned public parking lot. Entrances off High and Main Street.