

**FOR SALE**

112 East Main St  
Belleville, IL 62220



**16,646 SF OFFICE/RETAIL BUILDING - DOWNTOWN BELLEVILLE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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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

112 E Main St., Belleville



## LOCATION OVERVIEW

Downtown Belleville, 2 blocks from Court House and Town Square. Surrounded by office, retail, restaurants and governmental agencies.

# PROPERTY SUMMARY

112 E Main St., Belleville



5,482 SF street level space  
4,048 SF finished lower-level space  
5,082 SF 2nd story & 5,082 SF 3rd story (Ideal for apartments, lofts, or office redevelopment)  
105 SF mezzanine office, overlooking main level

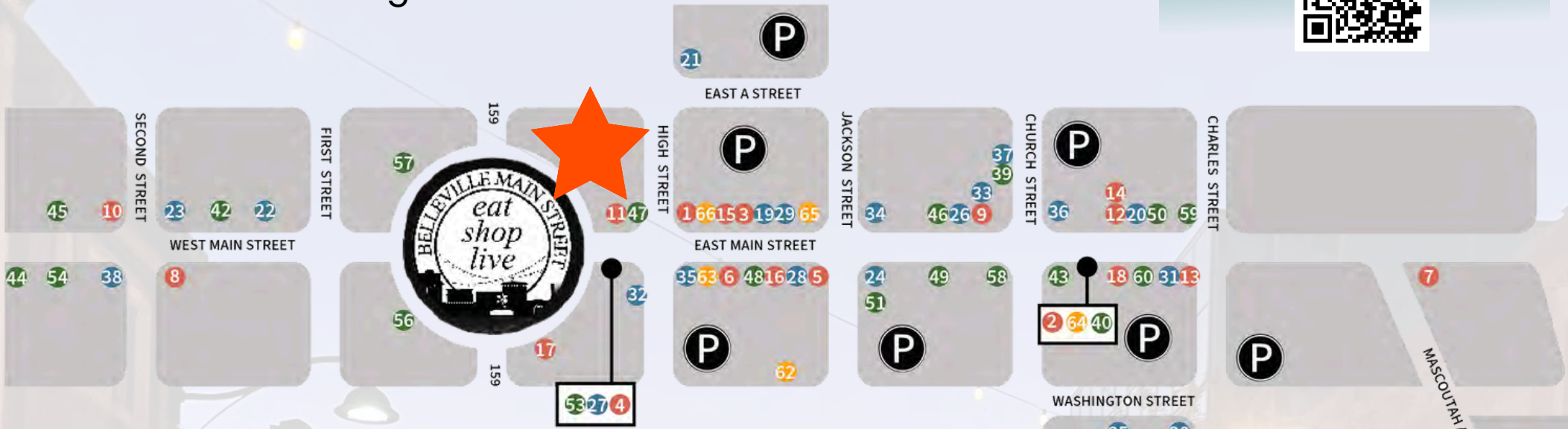
Elevator service all floors  
Loading dock  
Entrances from Main Street and rear of building  
Private parking and adjoining city public parking lot

# 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

112 EAST MAIN ST., BELLEVILLE, IL

**LISTING #** 1815

## LOCATION DETAILS:

**Parcel #:** 08-22.0-338-044  
**County:** IL - St. Clair  
**Zoning:** C-2 Heavy Commercial

## PROPERTY OVERVIEW:

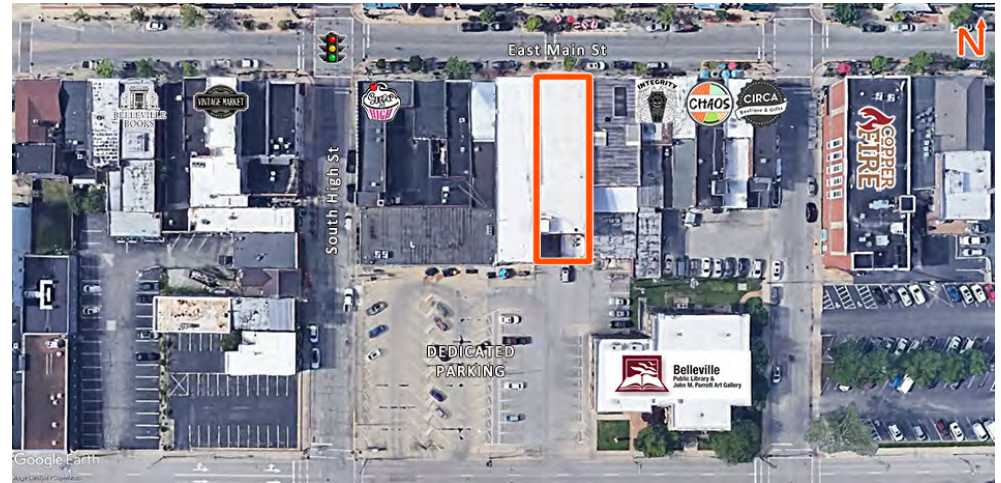
**Building SF:** 15,646  
**Vacant SF:** 15,646  
**Usable Sqft:** 15,646  
**Min Divisible SF:** 5,482  
**Office SF:** 15,646  
**Retail SF:** 5,482  
**Signage:** Building  
**Lot Size:** 0.14 Acres  
**Frontage:** 41.91  
**Depth:** 148.5  
**Parking Spaces:** 3  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1887  
**Yr Renovated:** 2012  
**Ceilings:** 12'-15'  
**Construction Type:** Brick

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Sale Price:** \$375,000  
**Price / SF:** \$23.97

## FINANCIAL INFORMATION:

**Taxes:** \$10,574.12  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 4700

## PROPERTY DESCRIPTION:

5,482 SF street level space. 4,048 SF finished lower-level space. 5,082 SF 2nd story & 5,082 SF 3rd story (ideal for apartments, lofts, or office redevelopment). 105 SF mezzanine office, overlooking main level. Elevator service all floors. Loading dock. Entrances from Main Street and rear of building. Private parking and adjoining city public parking lot.