

FOR SALE

112 East Main St
Belleville, IL 62220



15,646 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

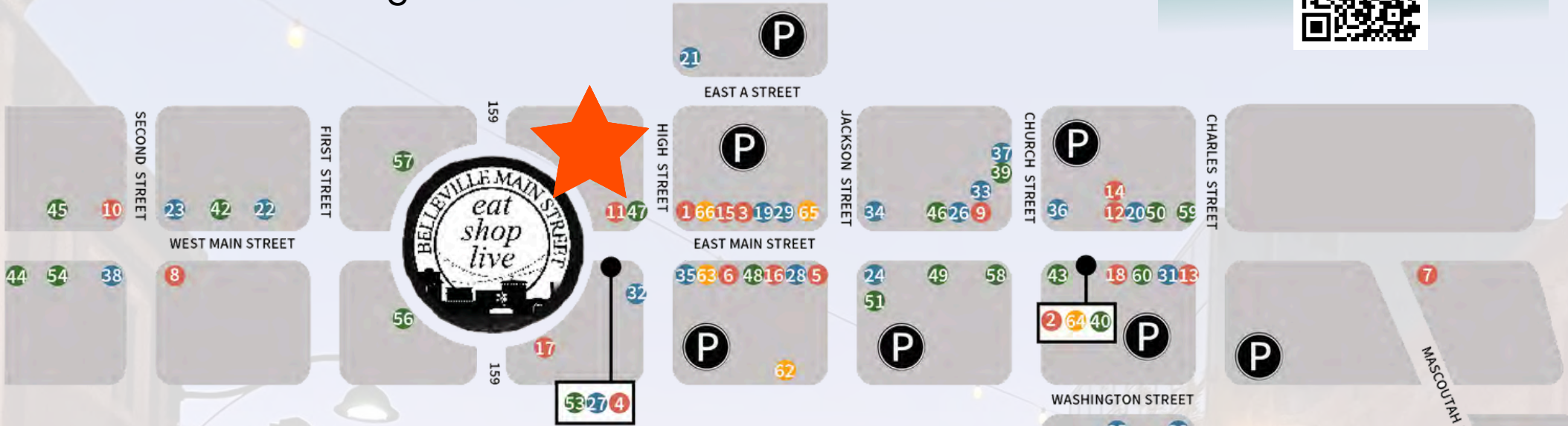
Elevator service all floors
Loading dock
Entrances from Main Street and rear of building
Private parking and adjoining city public parking lot

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:

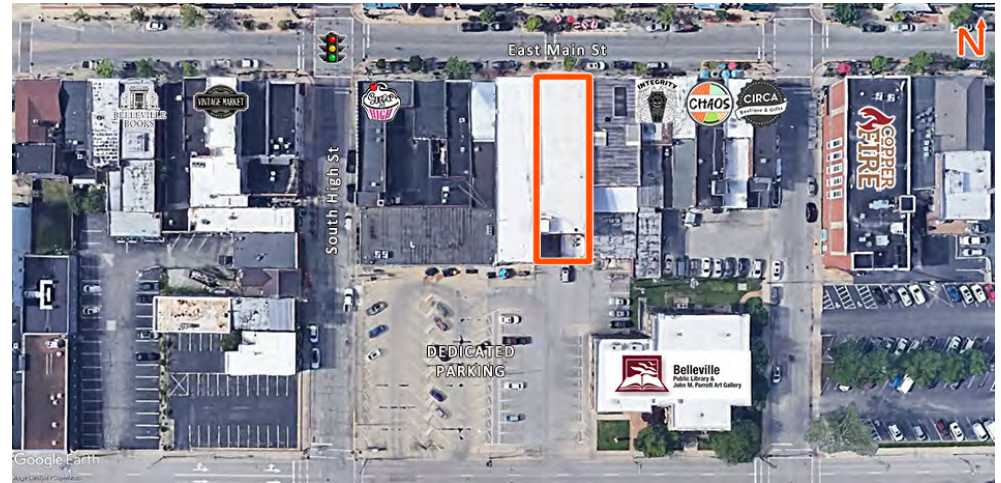
Building SF: 15,646
Vacant SF: 15,646
Usable Sqft: 15,646
Min Divisible SF: 5,482
Office SF: 15,646
Retail SF: 5,482
Signage: Building
Lot Size: 0.14 Acres
Frontage: 41.91
Depth: 148.5
Parking Spaces: Public Lot
Parking Surface Type: Asphalt

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:

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