

# FOR SALE

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



4,600 SF OFFICE SUITE

**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.

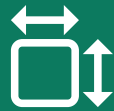
# AREA MAP

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



## LOCATION OVERVIEW

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



FRONTAGE: 205'  
DEPTH: 220'



MONUMENT  
SIGNAGE



67 PARKING  
SPACES



BRICK  
EXTERIOR

# PROPERTY PHOTOS

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

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# PROPERTY PHOTOS

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INTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

3540 NORTH BELT WEST, SUITE D, BELLEVILLE, IL 62226

**LISTING #** 3034

## LOCATION DETAILS:

**Parcel #:** 08-17.0-200-023: 08-17.0-200-004  
**County:** IL - St. Clair  
**Zoning:** C-1

## PROPERTY OVERVIEW:

**Building SF:** 4,600  
**Vacant SF:** 4,600  
**Usable Sqft:** 4,600  
**Min Divisible SF:** 4,600  
**Max Contig SF:** 4,600  
**Office SF:** 4,600  
**Retail SF:** -  
**Signage:** Monument  
**Lot Size:** 0.05 Acres  
**Frontage:** 205  
**Depth:** 220  
**Parking Spaces:** 67  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1984  
**Yr Renovated:** 1990  
**Building Class:** C  
**Ceilings:** 7' - 9'  
**Construction Type:** Brick



## SALE/LEASE INFORMATION:

**Sale Price:** \$150,000  
**Price / SF:** \$32.61

## DEMOGRAPHICS:

**Traffic Count:** 14300

## PROPERTY DESCRIPTION:

4,600 SF former dentist office available for sale. Multiple offices with a waiting room, administration area, and open work station areas. Restrooms are located on both main level and lower level. Lower level has unfinished office space, with lots of additional storage space.