

FOR SALE

3540 N Belt W.
Suite D
Beleville, IL 62226



2,300 SF OFFICE SUITE

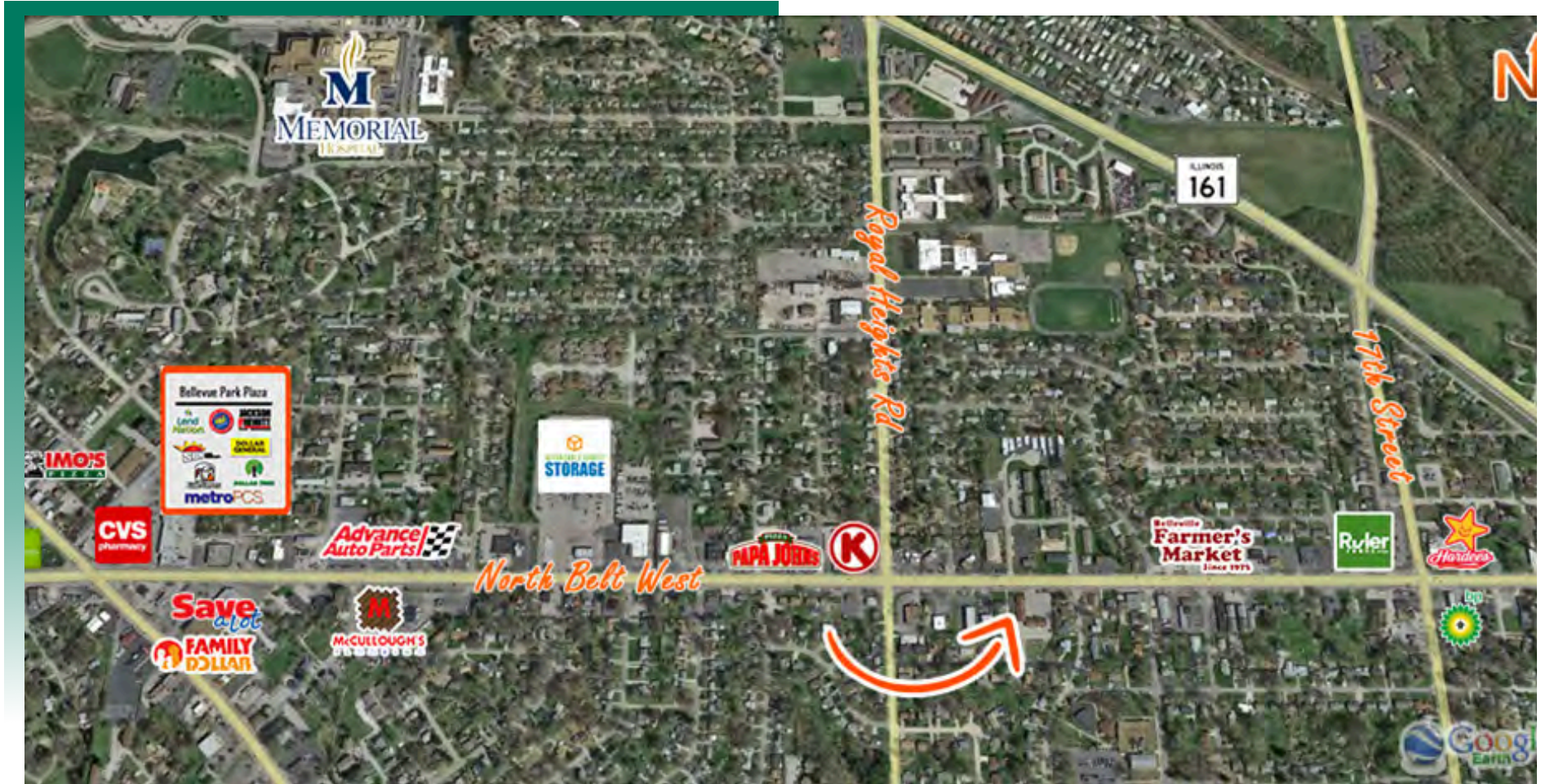
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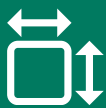



AREA MAP

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.

 <p>Frontage: 205' Depth: 220'</p>	 <p>67 PARKING SPACES</p>
 <p>MONUMENT SIGNAGE</p>	 <p>BRICK EXTERIOR</p>

PROPERTY PHOTOS

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

ADMIN AREA



OFFICE



OFFICE



OPEN WORK STATION



PROPERTY PHOTOS

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PROPERTY PHOTOS

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

OPEN WORK STATION



RESTROOM



OPEN WORK STATION



OPEN WORK STATION



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: 2,300
Vacant SF: 2,300
Usable Sqft: 2,300
Min Divisible SF: 2,300
Max Contig SF: 2,300
Office SF: 2,300
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: \$120,000
Price / SF: \$52.17

DEMOGRAPHICS:

Traffic Count: 14300

PROPERTY DESCRIPTION:

2,300 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 (2,300 SF), with a multitude of storage space.