

IMPROVED PRICING

FOR SALE

3540 N Belt West
Condo D
Belleville, IL 62226



2,300 SF OFFICE SUITE

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

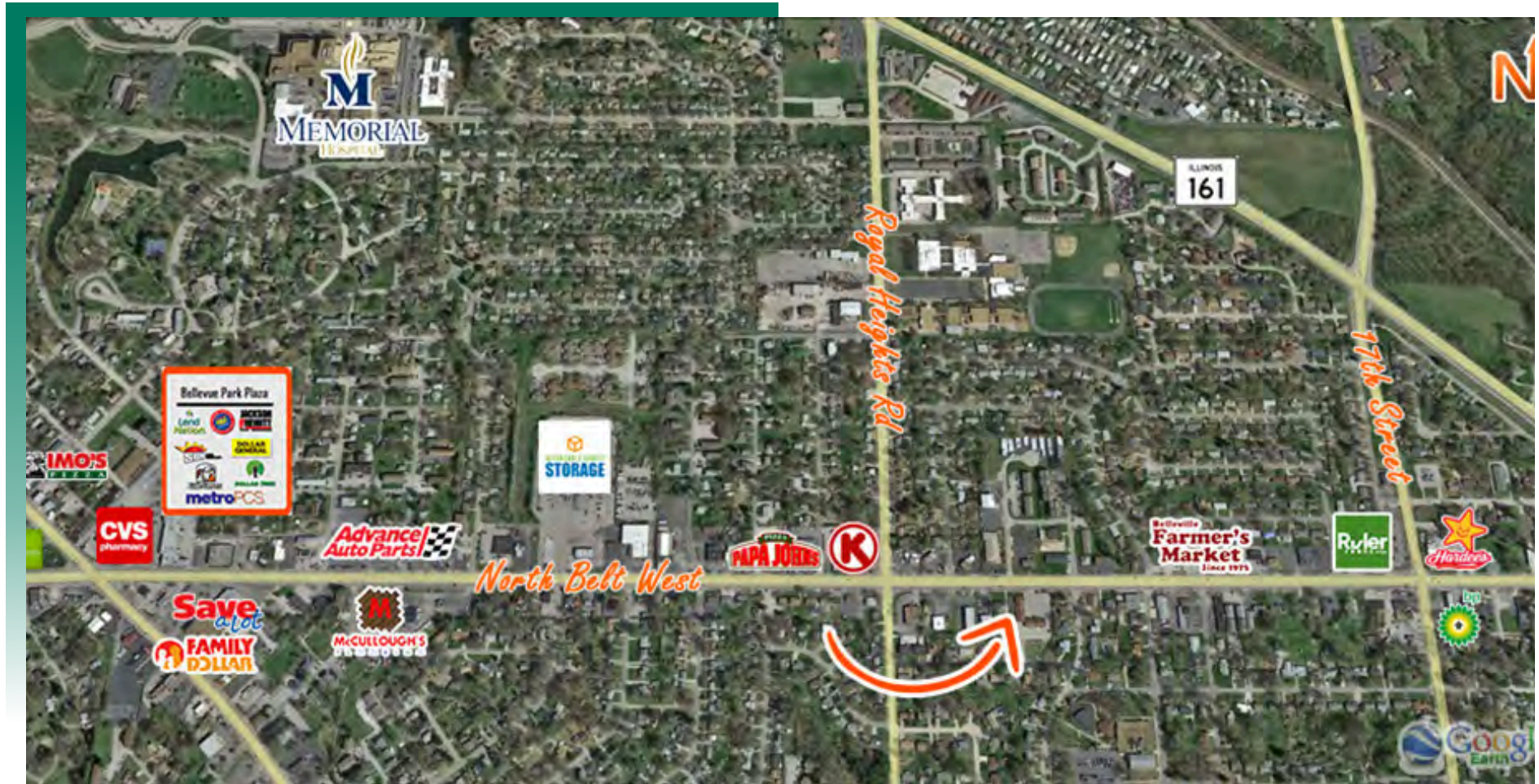
Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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'



67 PARKING SPACES



MONUMENT SIGNAGE

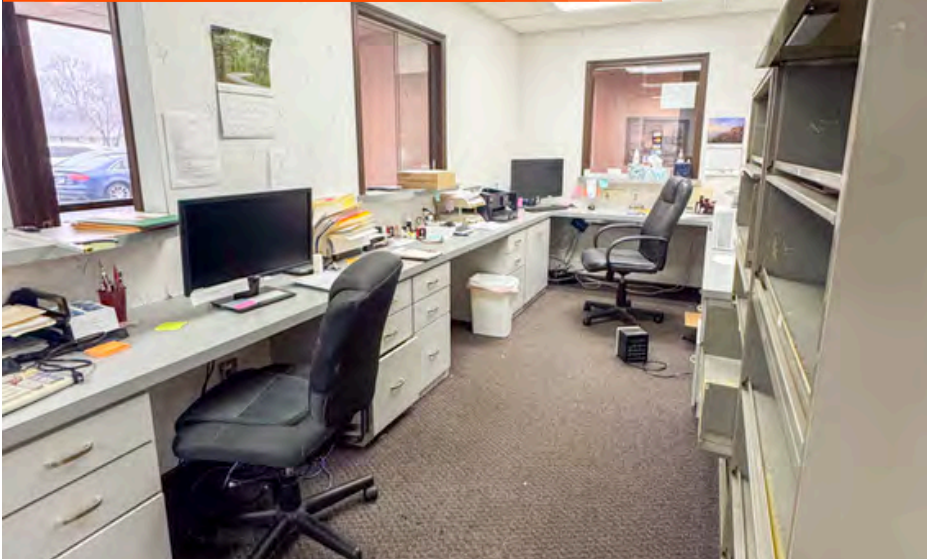


BRICK EXTERIOR

PROPERTY PHOTOS

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

ADMIN AREA



OFFICE



OFFICE



OPEN WORK STATION



PROPERTY PHOTOS

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

OPEN WORK STATION



OPEN WORK STATION



OPEN WORK STATION



OPEN WORK STATION



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, CONDO 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 INFORMATION:

Improved Sale Price: \$75,000
Price / SF: \$32.61

DEMOGRAPHICS:

Traffic Count: 14,300

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.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MIKE DURBIN
Broker Associate
O: (618) 277-4400
C: (618) 960-8675
miked@barbermurphy.com