



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

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AREA MAP

200 West Main Street, Belleville, IL 62220



LOCATION OVERVIEW

2 Blocks off County Courthouse and Public Square. Corner location on East/West Thoroughfare. Surrounded by retail, office, restaurants and governmental agencies.



TIF DISTRICT



REHAB YEAR 2015



ENTERPRISE ZONE



5.500 ADT

1ST FLOOR BAR/RESTAURANT - 2,240 SF - MAY DIVIDE (1,419 SF & 1,120 SF)

200 West Main Street, Belleville, IL 62220













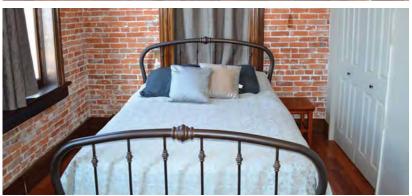


2ND FLOOR LOFT - 2,240 SF - 2 BED/2 BATH

200 West Main Street, Belleville, IL 62220













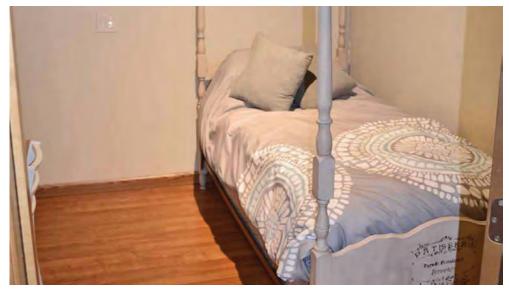
3RD FLOOR LOFT - 2,240 SF - 1 BED/1 BATH & OFFICE

200 West Main Street, Belleville, IL 62220









OFFICE/RETAIL PROPERTY SUMMARY

200 WEST MAIN ST, BELLEVILLE, IL 62220

LISTING # 1760

LOCATION DETAILS:

Parcel #: 08-21.0-442-013

County: IL - St. Clair

Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

7.019 **Building SF:** Vacant SF: O **Usable Sqft:** 7.019 Min Divisible SF: 2,240 Max Contig SF: 7,019 Office SF: 2,240 Retail SF: 2,240 Signage: Building Lot Size: 0.10 Acres

Frontage: 44'
Depth: 90'
Parking Spaces: 4

Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1879
Yr Renovated: 2015
Building Class: B

Ceilings: 10' - 14'

Construction Type: -

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

 Sale Price:
 \$899,000

 Price / SF:
 \$128.08

FINANCIAL INFORMATION:

Taxes: \$5,492.34

Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 5500

PROPERTY DESCRIPTION:

Historic Mixed-Use building For Sale two blocks from St. Clair Courthouse. Building has been updated with New Roof, Windows, Electric, Plumbing, Fixtures & HVAC. All utilities are separately metered. 1st floor is Commercial retail spaces consisting of 2,240 SF and could be separated into 2 suites of 1,419 SF and 1,120 SF. Currently used as bar/event space. 2nd floor Loft - 2,240 SF, 2 Bed/2 Bath. Ikea Kitchen Cabinets, granite counter tops, Kenmore Elite Double Door Refrigerator, Kitchen Aid Dishwasher, Dacor Gas Stove,12' Ceilings, Temperature Controlled Red Wood Wine Cellar for 500 bottles, Gas Fireplace, Balcony, Garden Tub/Walk in Shower and large Walk in Closet. 3rd floor Loft - 2,240 SF, 1 Bed/1 Bath and Office. Open Industrial Concept, Kitchen has Ikea Cabinets with newer appliances. Owner has been leasing these units on AirBnB. Located in Blair Historical landmark district. Eligible for tax credits and property tax freeze



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