

FOR SALE

200 West Main St,
Belleville, IL 62220



3-STORY MIXED-USE BUILDING

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

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.

<p>TIF DISTRICT</p>	<p>ENTERPRISE ZONE</p>
<p>REHAB YEAR 2015</p>	<p>5,500 ADT</p>

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

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

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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:

Building SF: 7,019
Vacant SF: 0
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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