

LAND FOR SALE

6401 West Main St. Belleville, IL 62223



0.81 ACRE DEVELOPMENT SITE

BARBERMURPHY

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

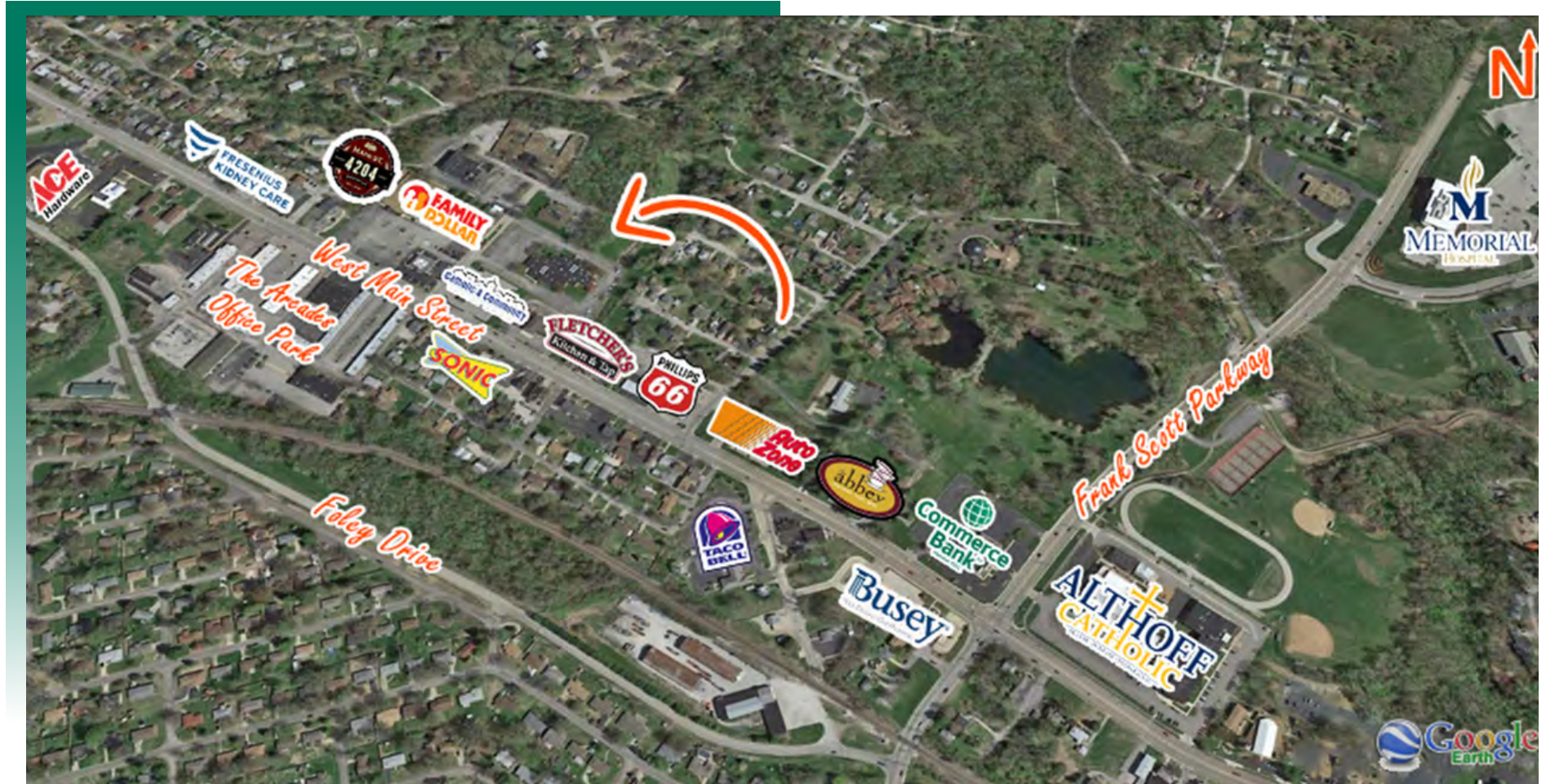
Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



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

6401 West Main St. Belleville, IL 62223



LOCATION OVERVIEW

Located right off of West Main St. in Belleville in an office/retail corridor. West Main St. has traffic counts of over 13,000 cars per day, making this site desirable for development.



FRONTAGE: 181'
DEPTH: 193'



C-2 HEAVY
COMMERCIAL



TIF DISTRICT



FLAT
TOPOGRAPHY

LAND PROPERTY SUMMARY

6401 WEST MAIN STREET

LISTING # 3045

LOCATION DETAILS:

Parcel #: 07-12.0-213-018
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Lot Size: 0.81 Acres
Min Divisible Acres: 0.81
Max Contig Acres: 0.81
Frontage: 181
Depth: 193
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13400
Taxes: \$57.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$115,000
\$/SF (Land): \$3.26

UTILITY INFO:

Water Provider: Unknown
Sewer Provider: Unknown
Gas Provider: Unknown
Electric Provider: Unknown

PROPERTY DESCRIPTION:

0.81 acre lot ready to be developed in an office/retail corridor in Belleville. It is unknown if any utilities are already ran to the site.



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