

FOR SALE

100 Mascoutah Ave.
Belleville, IL 62220



MIXED-USE VALUE ADD INVESTMENT PROPERTY

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

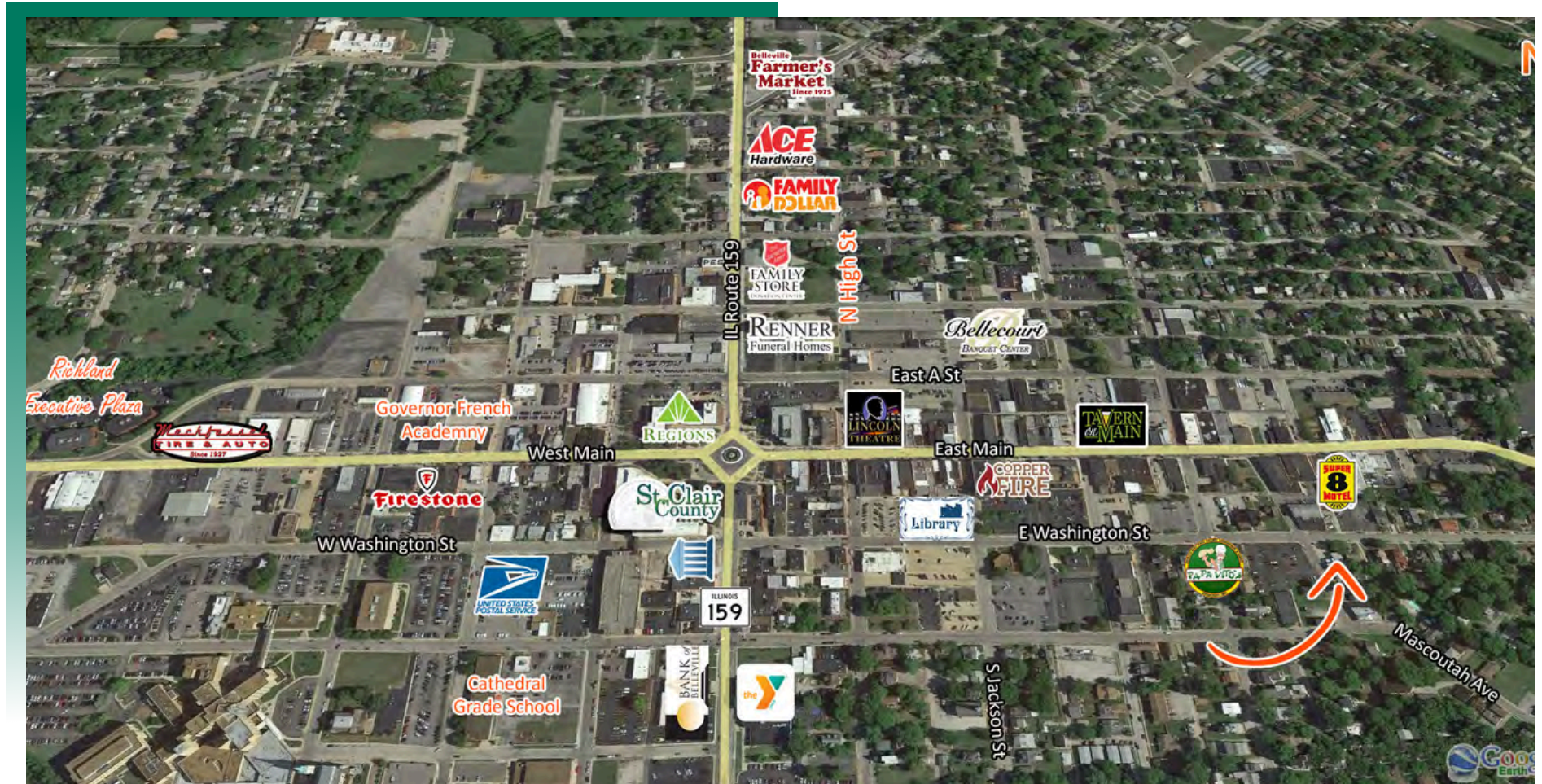
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

100 Macoutah Ave., Belleville, IL 62220



LOCATION OVERVIEW

Located in downtown Belleville right off of East Main St. near many restaurants and professional services.

PROPERTY PHOTOS

100 Macoutah Ave., Belleville, IL 62220

OFFICE



WAITING ROOM



EXAM ROOM



APARTMENT



OFFICE/RETAIL PROPERTY SUMMARY

100 MASCOUTAH AVENUE

LISTING # 3094

LOCATION DETAILS:

Parcel #: 08-22.0-348-086
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 7,888
Vacant SF: 7,888
Usable Sqft: 7,888
Office SF: 2,800
Lot Size: 0.18 Acres
Frontage: 70
Depth: 108
Parking Spaces: 15
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1985

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$350,000
Price / SF: \$44.37

FINANCIAL INFORMATION:

Taxes: \$4,108.78
Tax Year: 2024

Property Description

Mixed-use value add investment property in downtown Belleville for sale. The main floor was previously used as a chiropractic office consisting of 11 treatment rooms, waiting room, reception area, and offices. The second level is a 2,288 SF 3 bedroom, 2 bathroom apartment that is currently vacant, and features a large walk-out balcony. There is a full basement as well with offices/storage area, bathrooms and kitchenette as well as a 2-car garage. Property is being sold as-is.



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