

PRICE REDUCED

FOR SALE

3608 W Main St.
Belleville, IL 62226



6,500 SF MEDICAL BUILDING

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

Joe Hardin
Broker Associate
Office: (618) 277-4400 (Ext. 16)
Cell: (618) 660-8759
joeh@barbermurphy.com

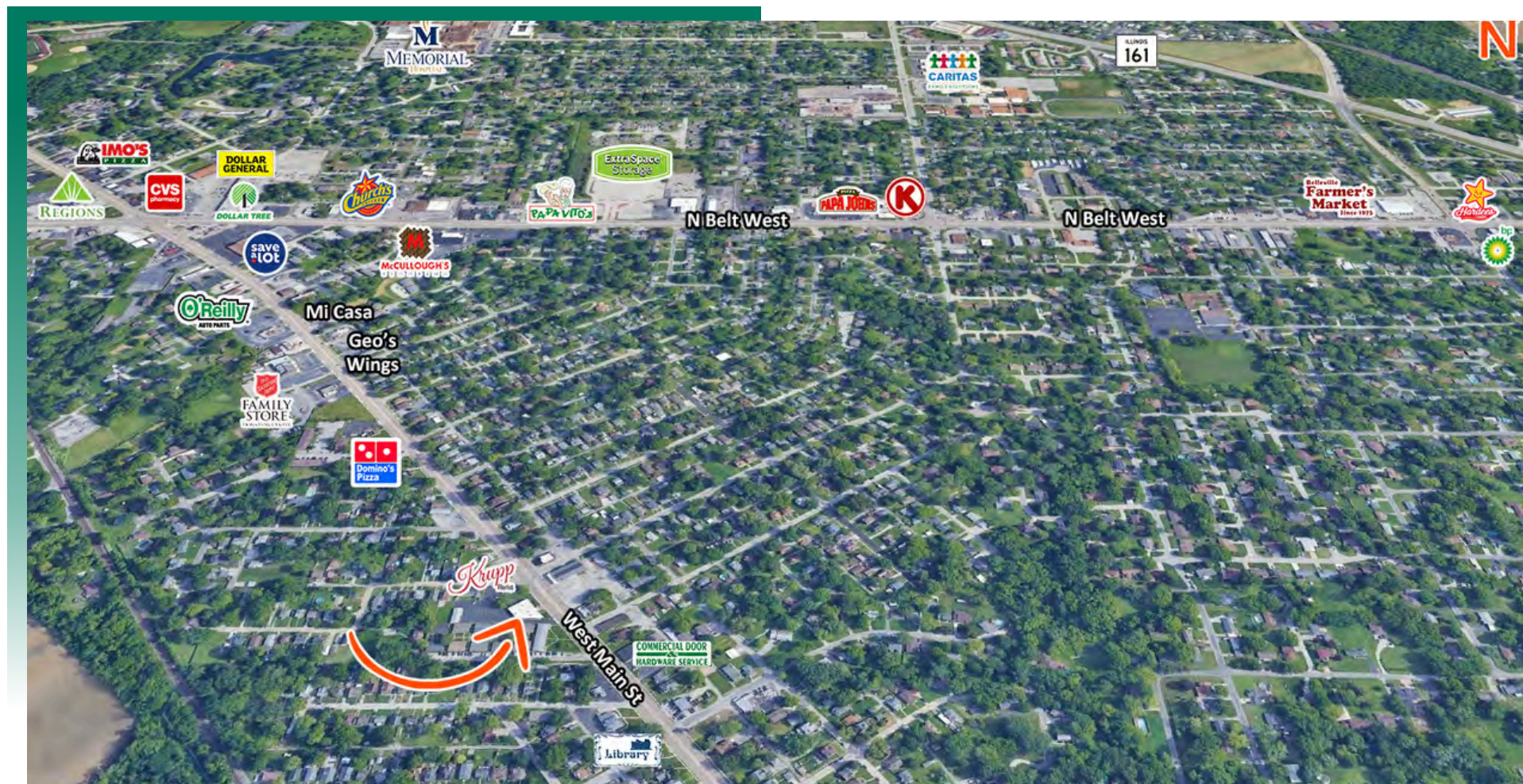
Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com



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

3608 W Main St., Belleville, IL 62226

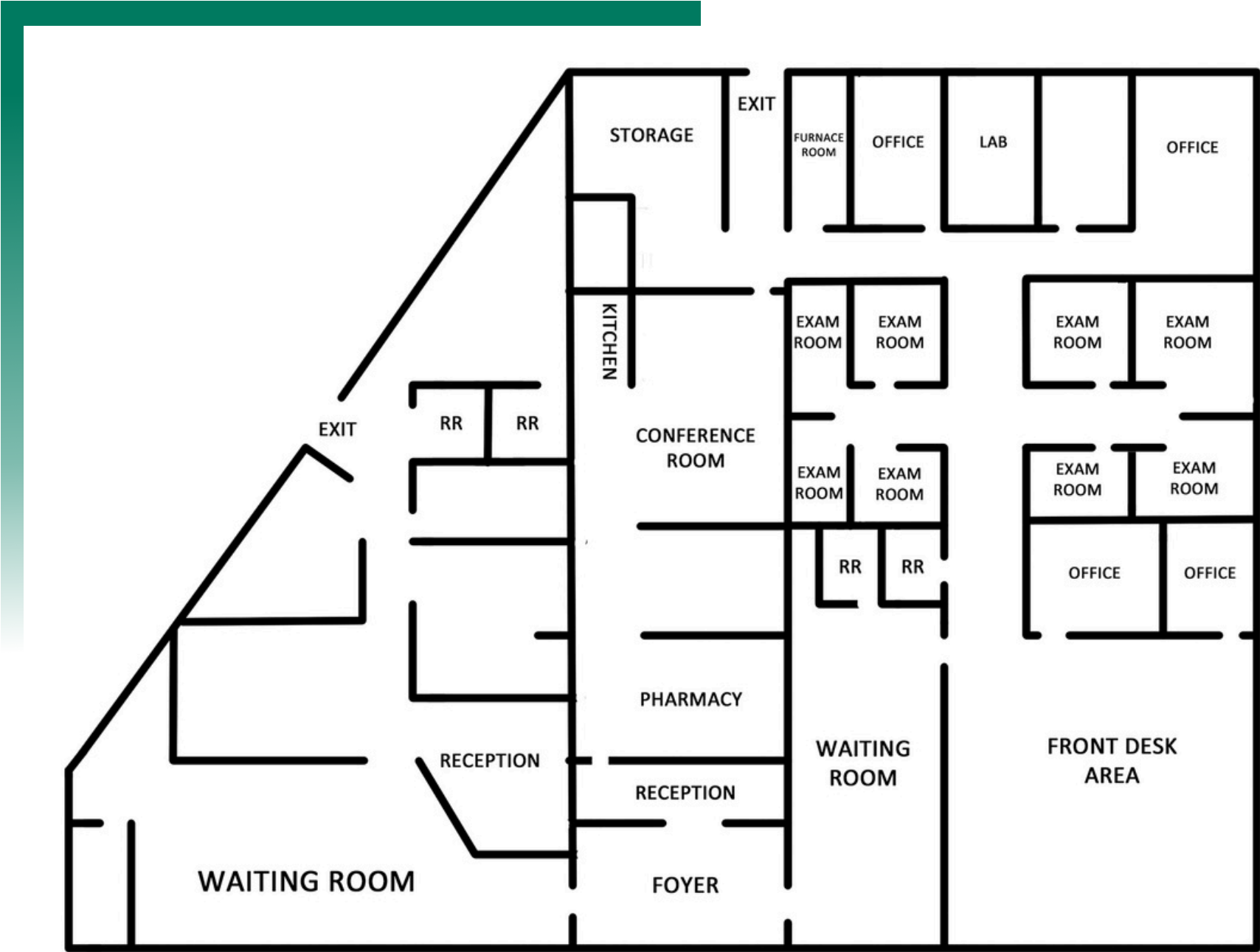


LOCATION OVERVIEW

Conveniently located off West Main Street in a high visibility location and less than 2 miles from Memorial Hospital.

FLOOR PLAN

3608 W Main St., Belleville, IL 62226



*Not to scale

PROPERTY PHOTOS

3608 W Main St., Belleville, IL 62226

RECEPTION



WAITING ROOM



WAITING ROOM



NURSES STATION



PROPERTY PHOTOS

3608 W Main St., Belleville, IL 62226

OFFICE



CONFERENCE ROOM



ADMIN AREA



EXAM ROOM



OFFICE/RETAIL PROPERTY SUMMARY

3608 WEST MAIN STREET

LISTING # 3099

LOCATION DETAILS:

Parcel #: 08-17.0-300-066
County: IL - St. Clair
Zoning: C1

PROPERTY OVERVIEW:

Building SF: 6,500
Signage: Monument
Lot Size: 0.84 Acres
Frontage: 153
Depth: 250-350
Parking Spaces: 36
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1975
Yr Renovated: 2019
Building Class: B
Ceilings: 9'-10'
Construction Type: Brick

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS:

Traffic Count: 6,900



SALE INFORMATION:

Sale Price: \$250,000
Price / SF: \$38.46

FINANCIAL INFORMATION:

Taxes: \$15,805.72
Tax Year: 2024

PROPERTY DESCRIPTION:

6,500 SF medical building with three distinct office suites accessible from a central foyer. The primary suite offers comprehensive medical office amenities including an expansive waiting room, reception area, administrative offices, laboratory space, eight examination rooms, three private physician offices, a conference room, and four restrooms. The secondary suite features a reception area with pharmaceutical dispensing capabilities and dedicated administrative space for back-office operations. The third suite provides a patient waiting area, two professional offices, three examination rooms, and two restrooms.

The property includes excellent parking convenience with 36 spaces located at the rear of the building. Additionally, a 1,700 SF garage facility with dual overhead doors provides versatile storage or operational space, previously utilized for medical records storage.



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

JOE HARDIN

Broker Associate
O: (618) 277-4400
C: (618) 660-8759
joeh@barbermurphy.com

KATIE BUSH

Broker Associate
O: (618) 277-4400
C: (701) 213-3301
katieb@barbermurphy.com