

PRICE REDUCED

FOR SALE

3608 W Main St.  
Belleville, IL 62226



6,500 SF MEDICAL BUILDING

**BARBERMURPHY**

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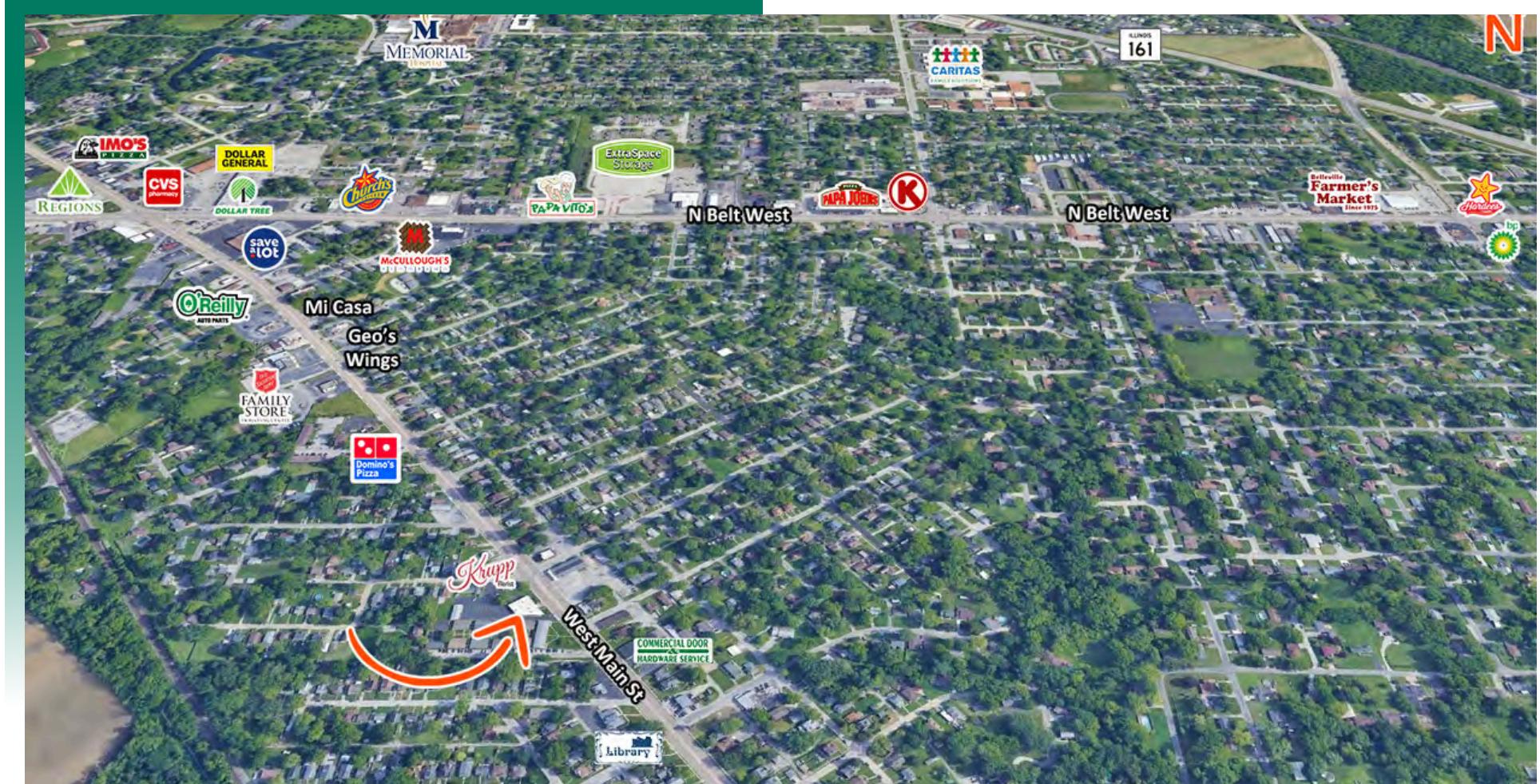
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

3608 W Main St., Belleville, IL 62226

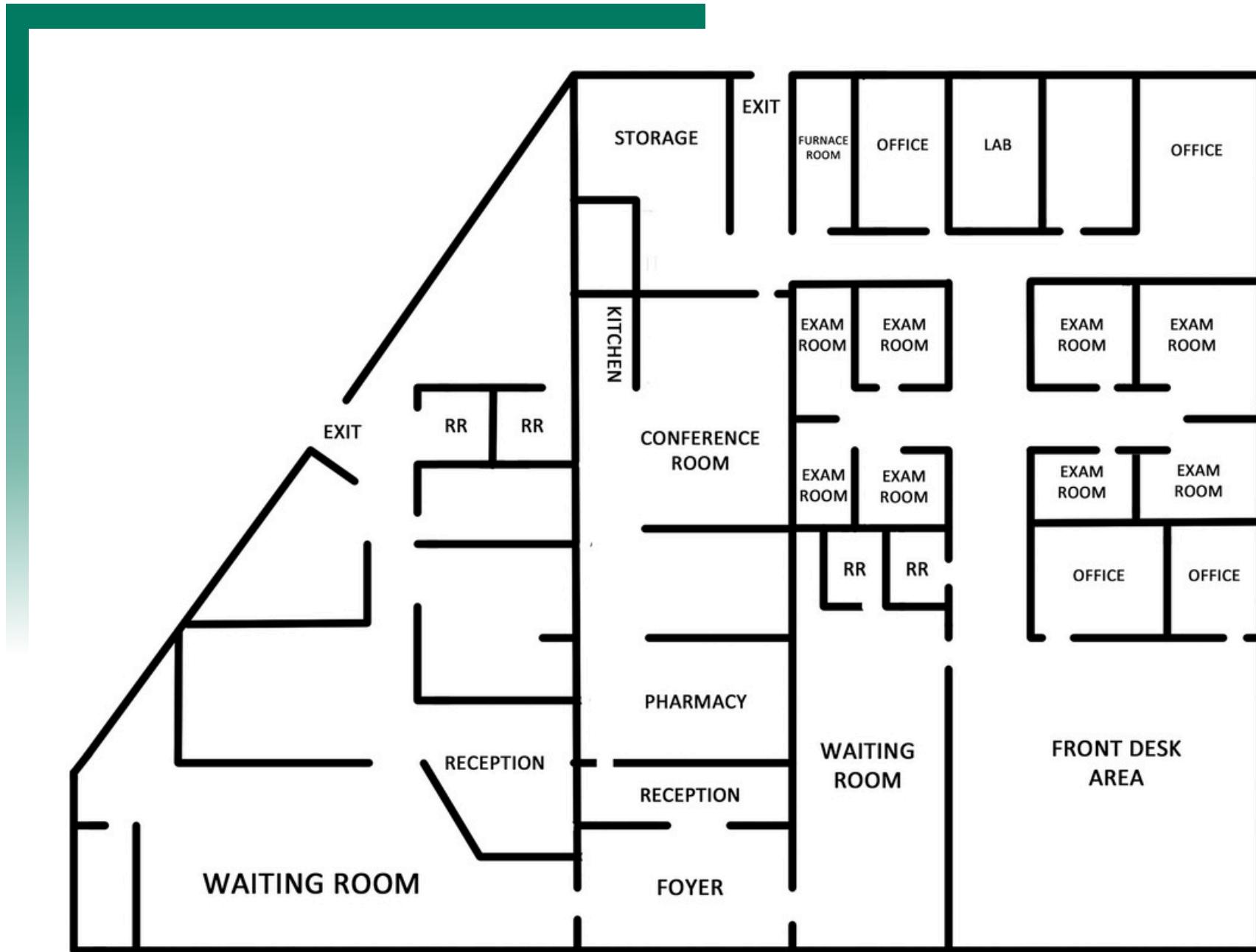


## LOCATION OVERVIEW

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



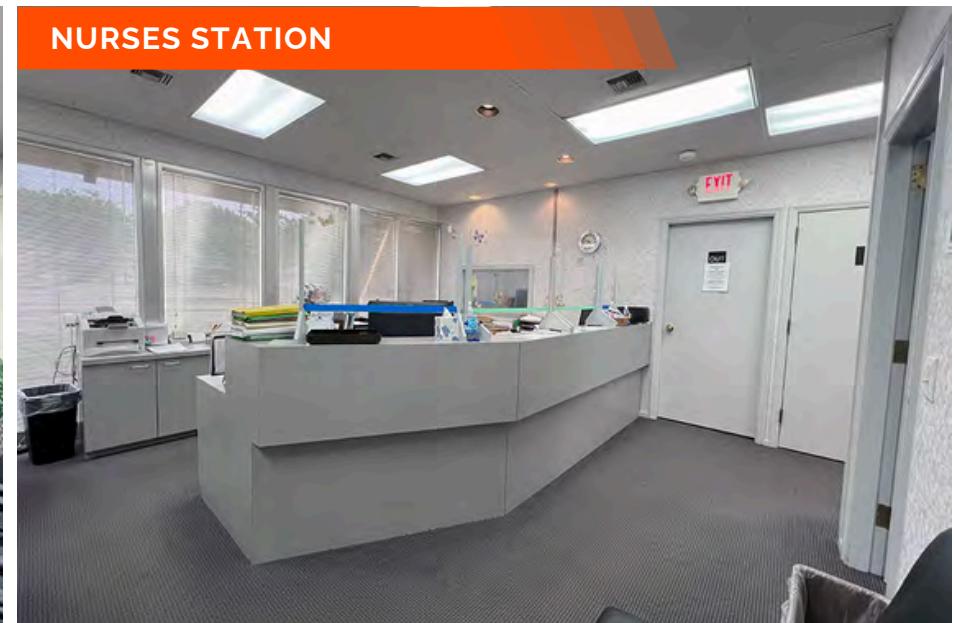
WAITING ROOM



WAITING ROOM



NURSES STATION



# PROPERTY PHOTOS

3608 W Main St., Belleville, IL 62226

OFFICE



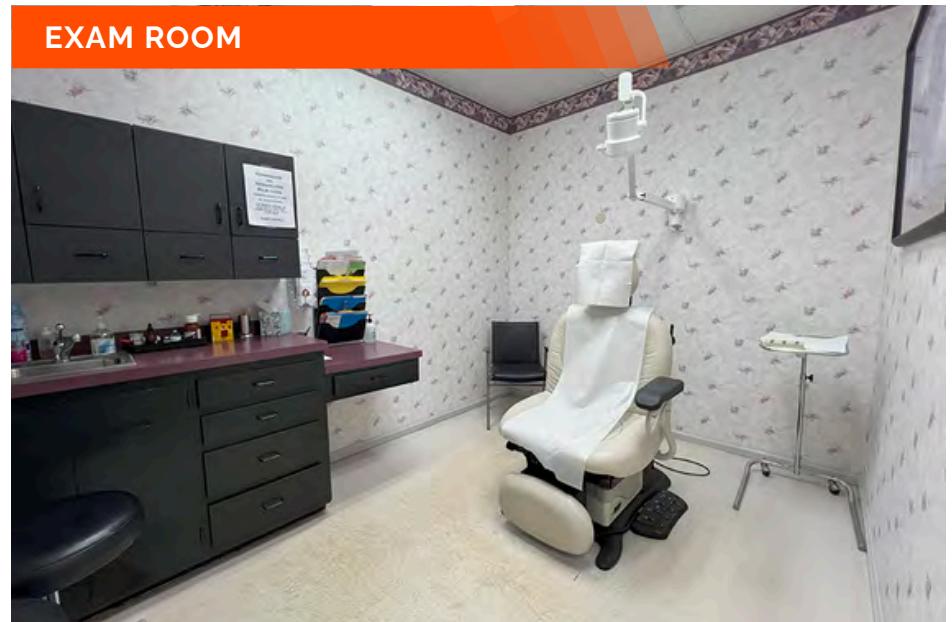
CONFERENCE ROOM



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

## SALE INFORMATION:

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

## STRUCTURAL DATA:

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

## 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.

## TAX INCENTIVE ZONES:

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

## DEMOGRAPHICS:

Traffic Count: 6,900

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