



FOR SALE

**539-540 N 40th Street
Belleville, IL 62226**

MULTI-FAMILY INVESTMENT PROPERTY

- 17 Total Units between two adjacent buildings
- (16) 1 Bed/1 Bath Units
 - each 625 SF
- (1) 2 Bed/1 Bath Unit
 - 800 SF
- Post 2000's Construction
- Exceptional Management

**SALE PRICE: \$1,200,000
CAP Rate: 7.63%**

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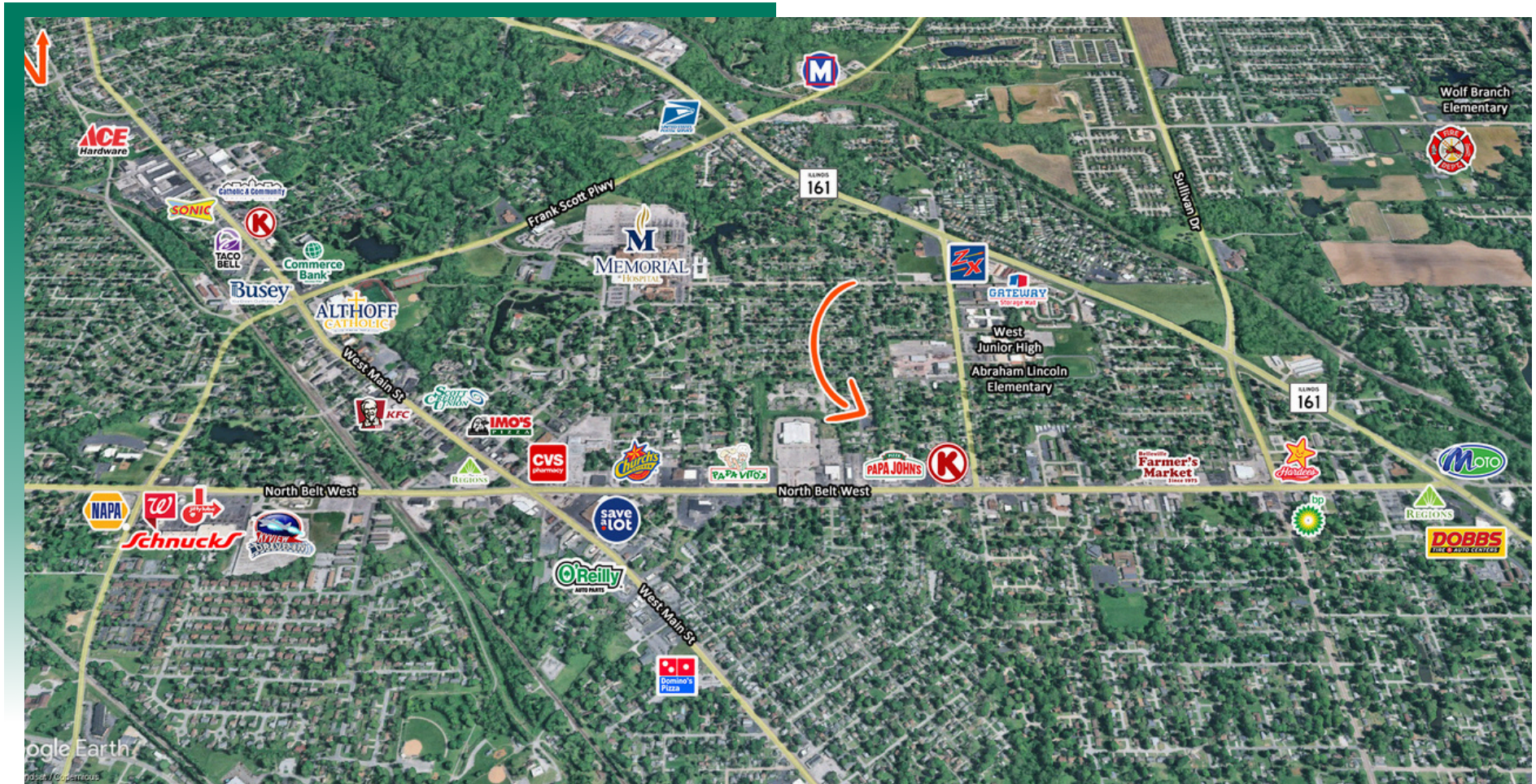
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

539-540 N 40th St., Belleville, IL 62226



Located in the heart of Belleville, Illinois, 40th Street just off of North Belt West offers a highly accessible and well-established corridor ideal for both commercial and residential product. The area features a blend of single-family homes, multifamily properties, and convenient neighborhood services, creating a walkable, community-oriented environment.

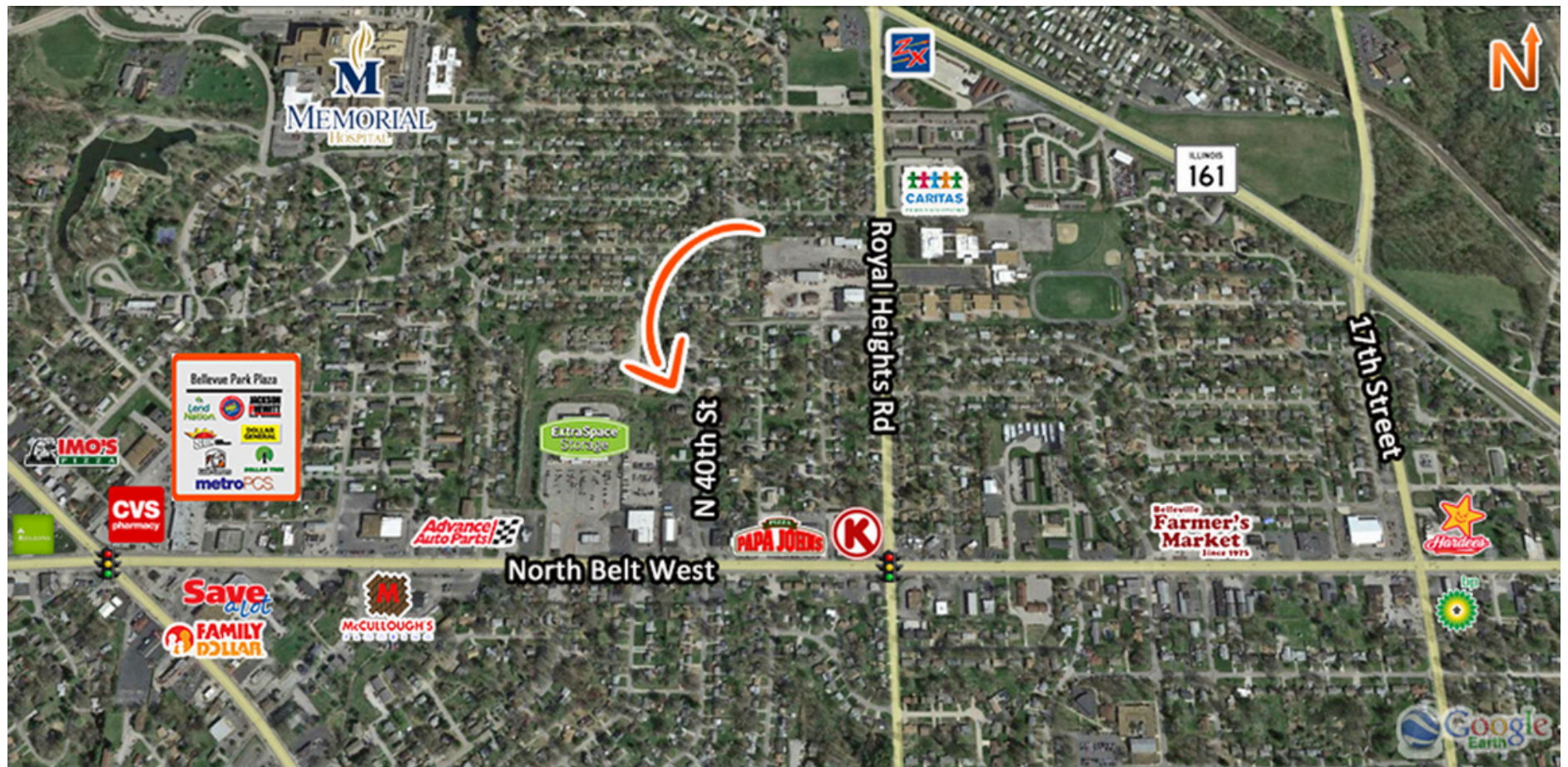
In close proximity to major thoroughfares, public transit (including MetroLink and MetroBus routes), and key amenities such as pharmacies (CVS and Walgreens), grocery stores (Schnuck's and Save-a-Lot) , local farmer's market, banking and local dining.

AREA OVERVIEW

North Belt West provides an ideal balance of suburban comfort and urban connectivity.

The neighborhood is served by top-rated public schools in Belleville District 118 and Belleville West High School, adding to its appeal for families and long-term residents.

Ongoing city investment in infrastructure and community revitalization—particularly in nearby Ward 3—underscores the area's growth potential and long-term value. Whether you're investing, leasing, or looking to reposition assets, North Belt West represents a stable, high-demand location in the Metro East region.



INVESTMENT PROPERTY SUMMARY

539 NORTH 40TH STREET

LISTING #3101

PROPERTY INFO:

Tenants/Units: 17
Parcel #: 08080317036, 08080317037
County: IL - St. Clair
Zoning: Multi-Family

STRUCTURAL DATA:

Year Built: 2001
Yr Renovated: 2005
Floors: 2
Roof: Shingle

FACILITY INFO:

Parking Spaces: 28
Elevator: No
Heating: Yes
Cooling: Yes

LAND MEASUREMENTS:

Acres: 0.88 Acres
Frontage: 260
Depth: 150

PROPERTY DESCRIPTION:

17 Units in the heart of Belleville. (16) 1 Bed/1Bath Units - each 625 SF and (1) 2 Bed/1 Bath unit - 800 SF. Adjacent to main retail thoroughfare which has a strong employment base. Post 2000's construction with exceptional management keeps these units in much better condition than the surrounding apartment inventory.



SALE INFORMATION:

Sale Price: \$1,200,000
Price / SF: \$111.11
CAP Rate: 7.63 %
NOI: \$91,500