

FOR SALE

230 N 45th St
Belleville, IL 62226



8 UNIT APARTMENT BUILDING

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

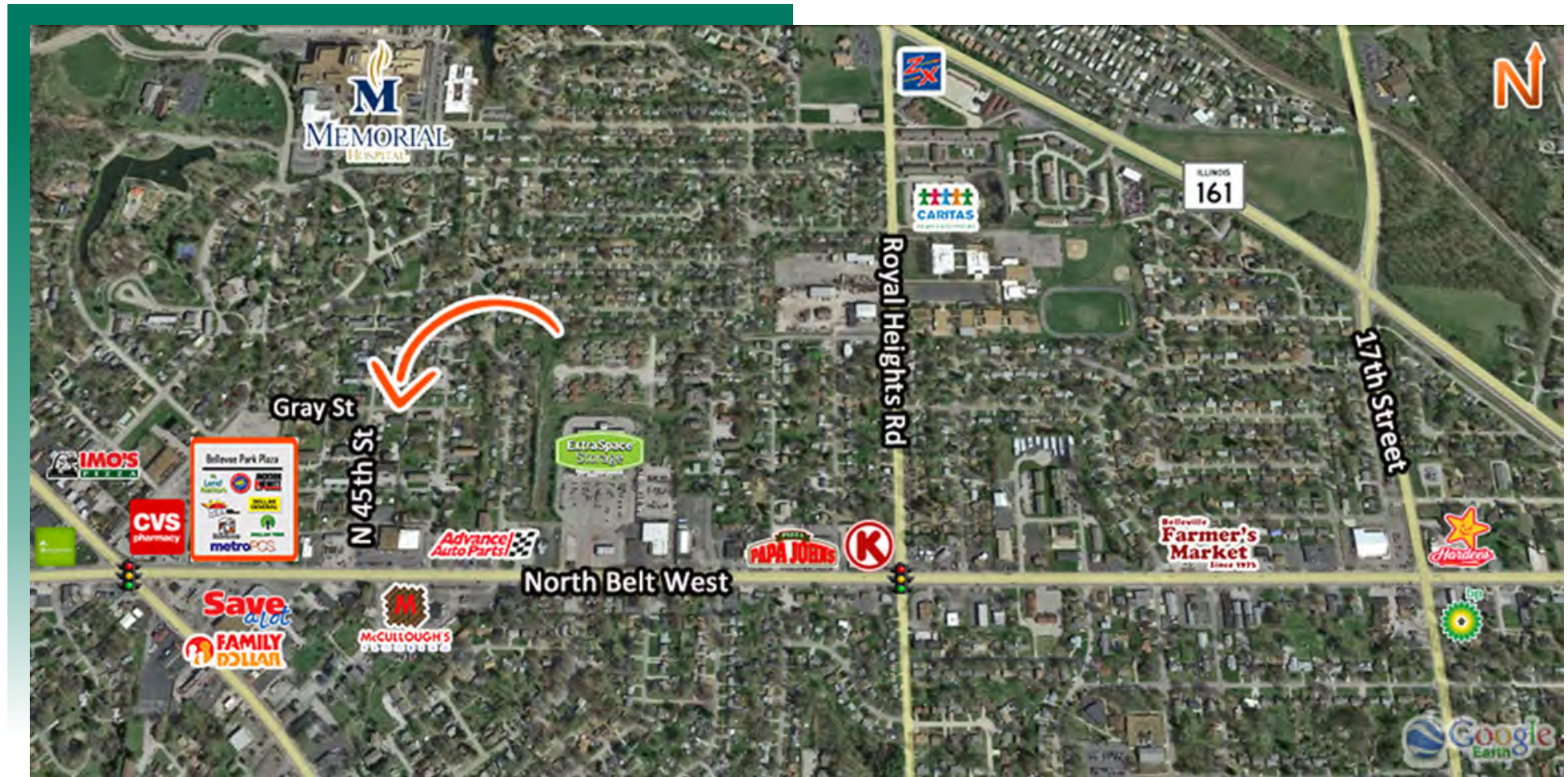
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

230 N 45th St. Belleville, IL 62226



LOCATION OVERVIEW

The property is location three blocks from North Belt West and approximately 1.0 mile from the North Belt West/West Main Street intersection, placing residents directly within one of the city's primary retail, medical and service corridors.

PROPERTY HIGHLIGHTS

230 N 45th St. Belleville, IL 62226

FRONT OF BUILDING



BACK OF BUILDING



PARKING



REDUCED SALE PRICE:

\$379,000

- 8 Unit 1 bed/1 bath Brick Apartment Building
 - Each unit 546 SF
 - Most of the units have updates over the last 3 years with the roof last replaced in 2024
- Rents range from \$650 to \$725 a month
- Current Income - \$55,980
- Financials Available upon request

OFFICE/RETAIL PROPERTY SUMMARY

230 N 45TH ST

LISTING # 3105

LOCATION DETAILS:

Parcel #: 08-07-0-419-001
County: IL - St. Clair
Zoning: B-1 Multi-Family

PROPERTY OVERVIEW:

Building SF: 2,187
Usable Sqft: 2,187
Min Divisible SF: 2,187
Lot Size: 0.24 Acres
Frontage: 60
Depth: 167
Parking Spaces: 16
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1971
Yr Renovated: 1975
Ceilings: 8'
Construction Type: Brick



SALE INFORMATION:

Sale Price: \$379,000
Price / SF: \$173.30

FINANCIAL INFORMATION:

Taxes: \$3,858.00
Tax Year: 2025

PROPERTY DESCRIPTION:

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