

FOR SALE

1005 N Belt West
Swansea, IL 62226



TURNKEY BUSINESS & REAL ESTATE

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

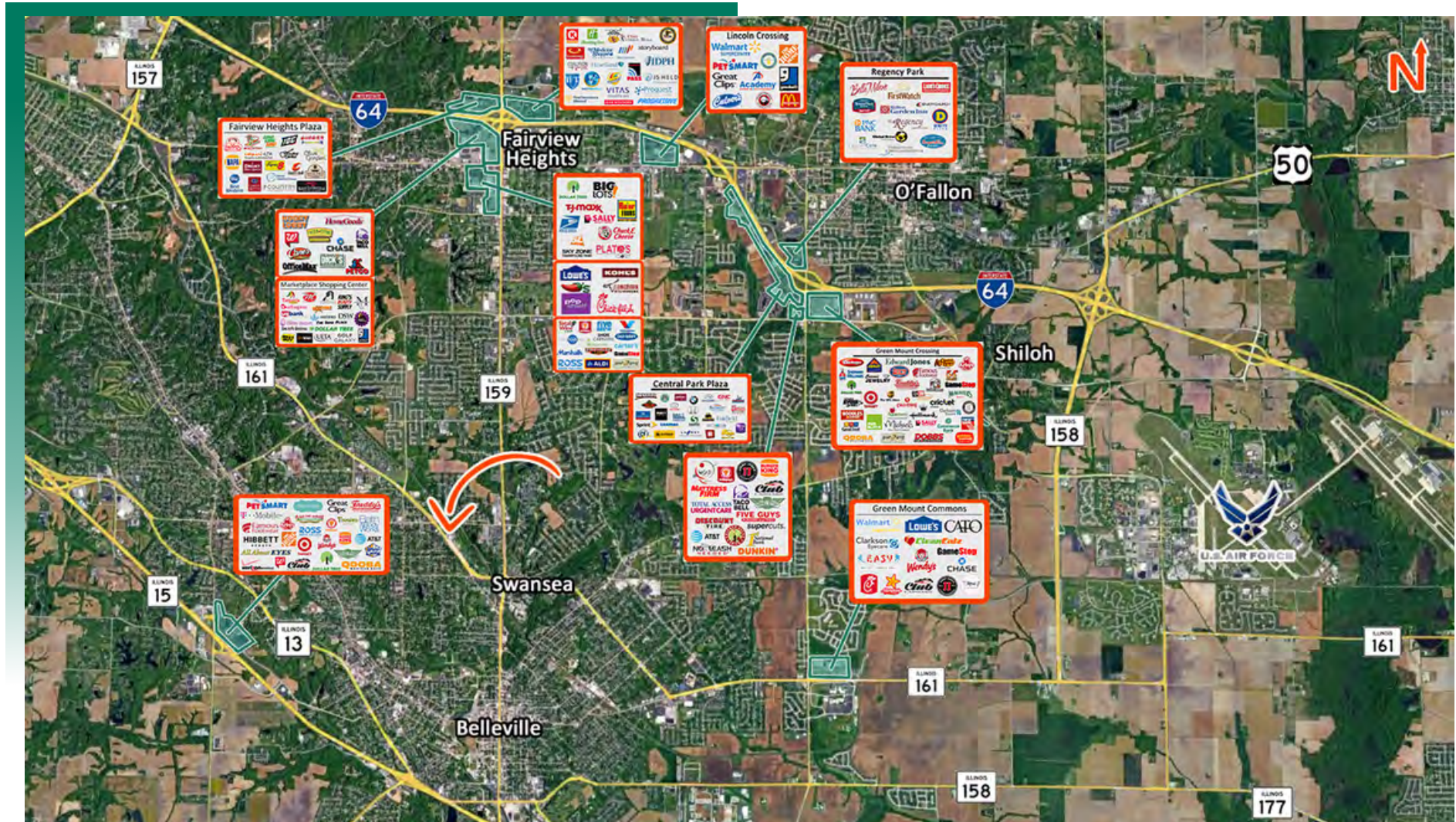
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1005 N Belt West, Swansea, IL 62226



LOCATION OVERVIEW

Located along the heavily traveled North Belt West / IL-161 corridor, the site benefits from strong regional connectivity and convenient access to the surrounding Metro East market. Its location places it just minutes from IL-159, downtown Belleville, Fairview Heights' major retail concentrations, and Interstate 64, providing direct access to the broader St. Louis metropolitan area.

PROPERTY PHOTOS

1005 N Belt West, Swansea, IL 62226

WAITING ROOM



AUTO SHOP AREA



AUTO SHOP AREA



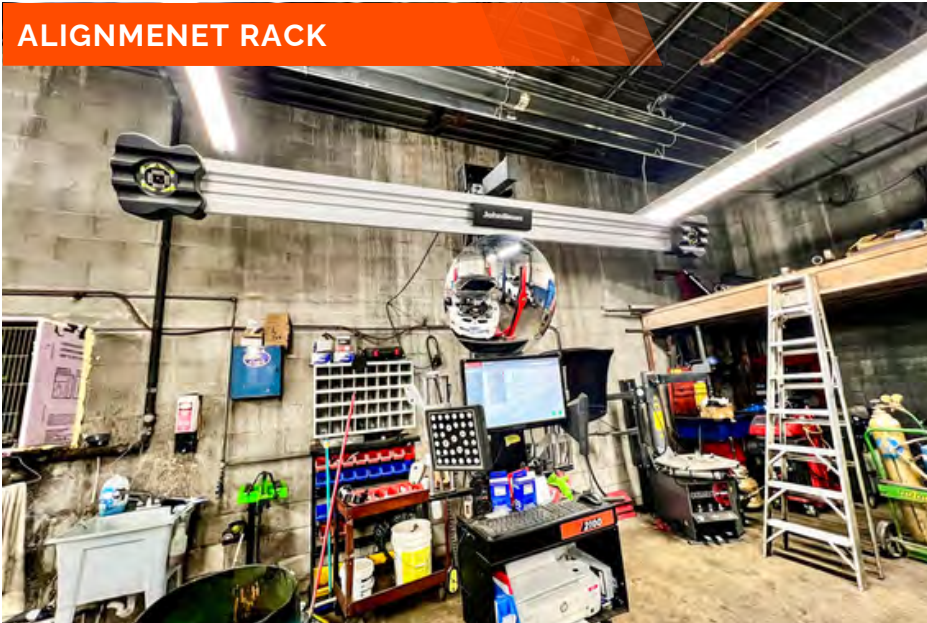
LIFT



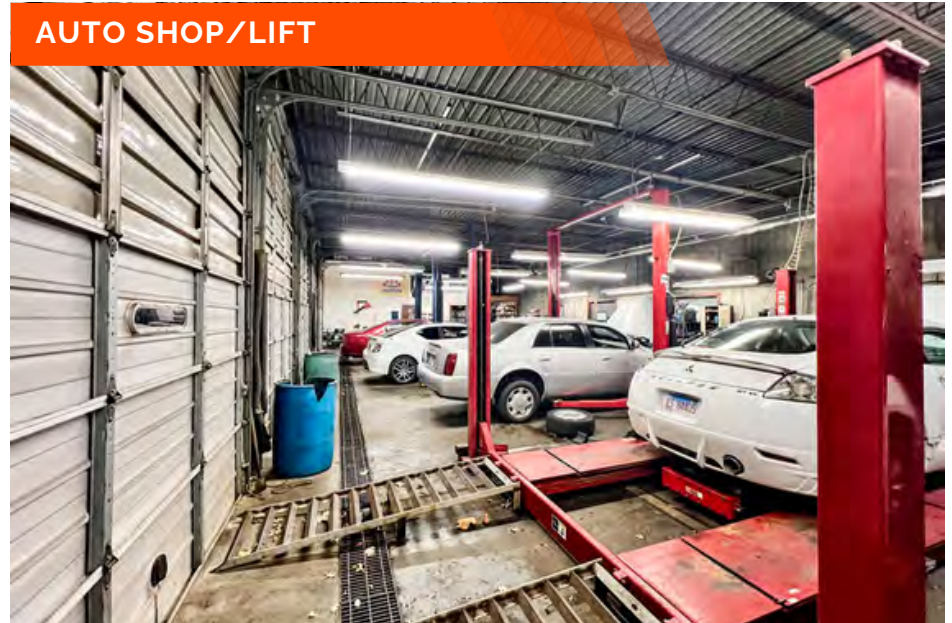
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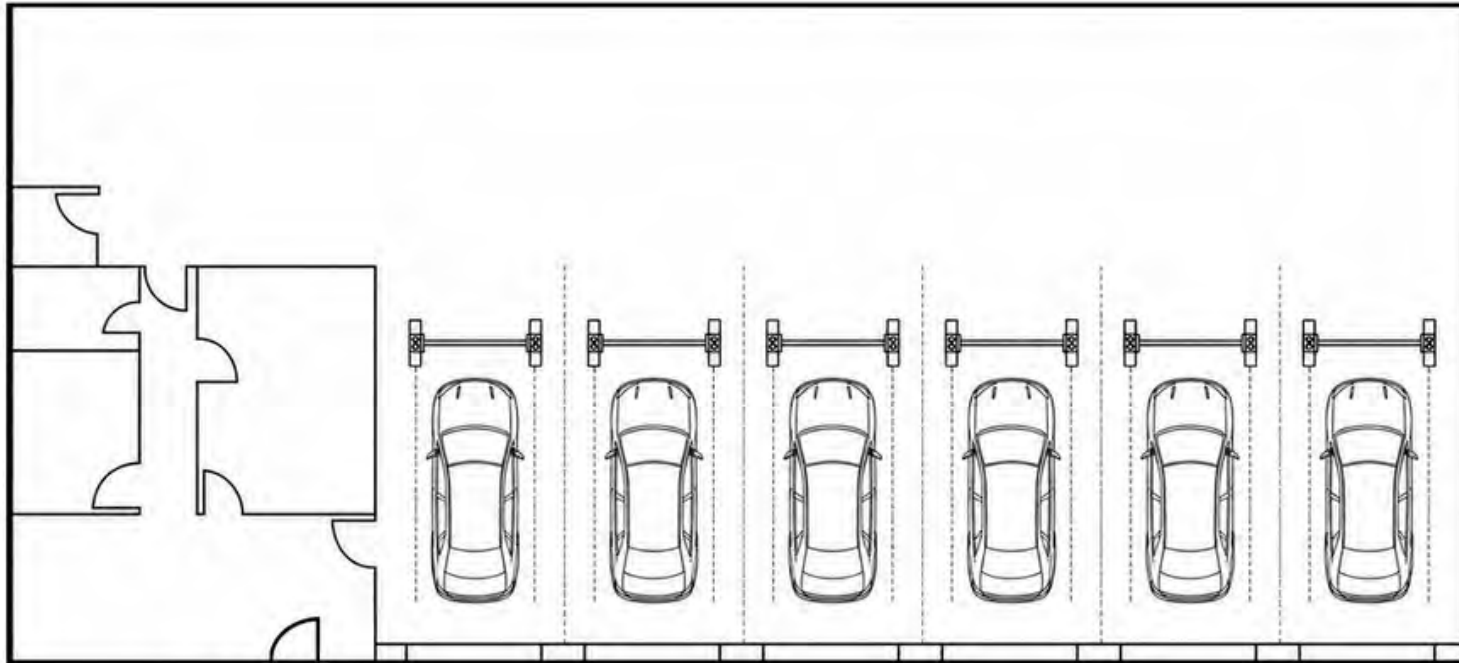
ALIGNMENT RACK



AUTO SHOP/LIFT



FLOOR PLAN



HIGHLY SUCCESSFUL AUTOMOTIVE BUSINESS FOR SALE

Sale includes the client book of business, all equipment valued at \$250,000, as well as the 4,000 SF shop.

Multiple updates throughout this property including office rehab, new LED lights, overhead heater switched to propane, new alignment rack, tire machine (5-years old), along with updated air compressor.

- (6) 9'x12' OHDs (5 lifts and 1 flat bay)
- Loft above office available for storage
- Underground oil/water separator
- 3 phase power
- Clean environmental
- 1 manager and 2 technicians to remain with the business
- Exterior lighting with security cameras on sight

CONTACT BROKER FOR FINANCIALS

OFFICE/RETAIL PROPERTY SUMMARY

1005 NORTH BELT W, SWANSEA, IL 62226

LISTING # 3003

LOCATION DETAILS:

Parcel #: 08--16.0-107-023
County: IL - St. Clair
Zoning: Highway Business

PROPERTY OVERVIEW:

Building SF: 4,000
Usable Sqft: 4,000
Min Divisible SF: 4,000
Max Contig SF: 4,000
Office SF: 400
Retail SF: 3,600
Signage: Monument,Building
Lot Size: 0.50 Acres
Frontage: 125
Depth: 200
Parking Spaces: 29
Parking Surface Type: Asphalt
Drive In Doors: 6
Drive In Door Size: 9'x12'

STRUCTURAL DATA:

Year Built: 1979
Yr Renovated: 1999
Ceilings: 7' - 14'



SALE INFORMATION:

Sale Price: \$950,000
Price / SF: \$237.50

FINANCIAL INFORMATION:

Taxes: \$7,589.02
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 16,700

PROPERTY DESCRIPTION:

Highly successful, turnkey automotive business for sale. Sale includes the client book of business, all equipment valued at \$250,000, as well as the 4,000 sq ft shop. Multiple updates throughout this property, including office rehab, new LED lights, overhead heater switched to propane, new alignment rack, tire machine (5-years old), along with updated air compressor. Six 9'x12' OHDs (5 lifts and 1 flat bay). The loft above the office is available for storage. Exterior lighting with security cameras on site. Underground oil/water separator. 3-phase power. Clean environmental. 1 manager and 2 technicians to remain with the business. Contact the broker for financials.



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