

**FOR SALE**

**65 S 65<sup>th</sup> St.,  
Belleville, IL 62223**



**12,960 SF OFFICE/FLEX BUILDING**

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

**Carter Marteeny - CCIM**  
Broker Associate  
Office: (618) 277-4400 (Ext. 41)  
Cell: (618) 304-3917  
carterm@barbermurphy.com

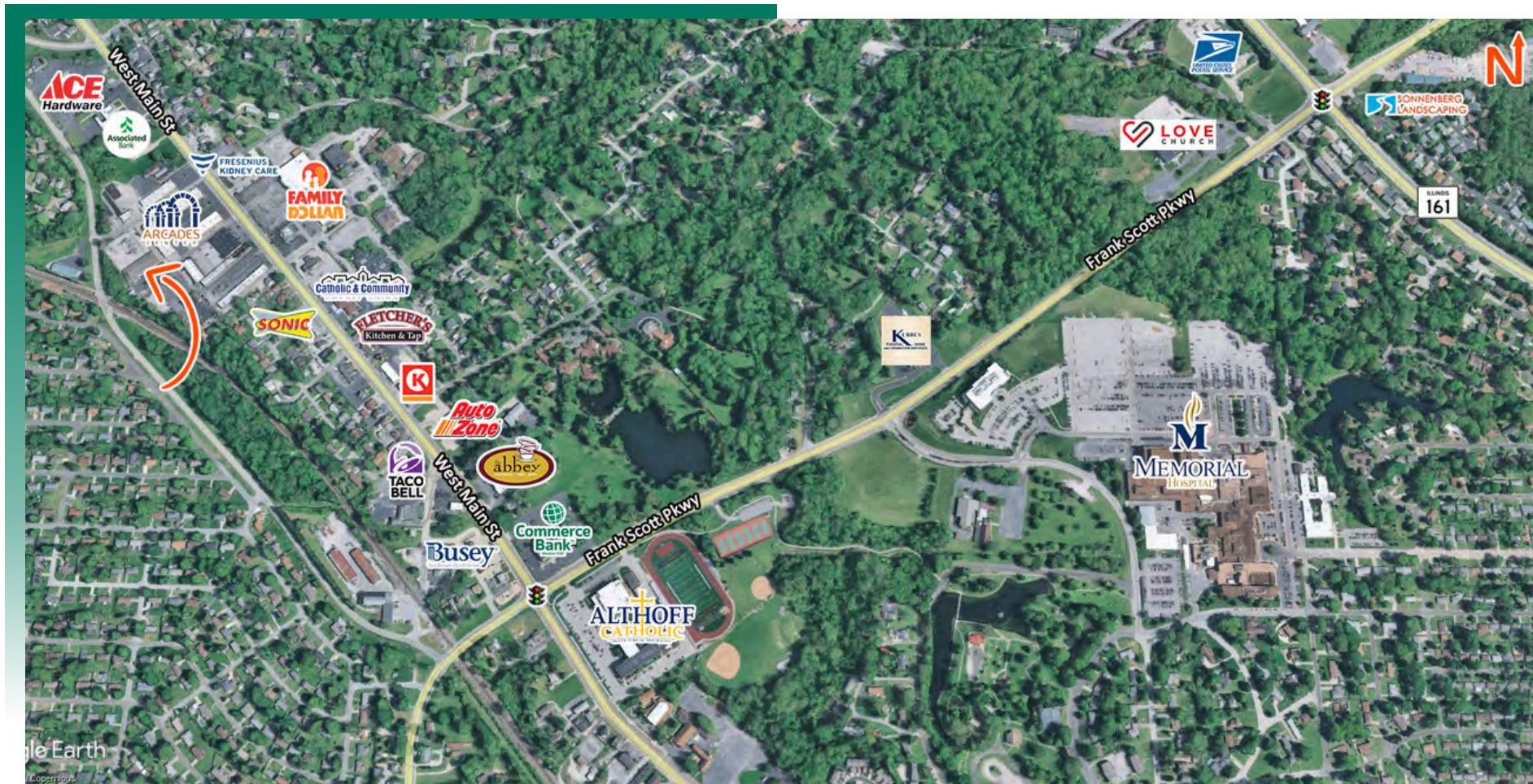
**Mike Durbin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 39)  
Cell: (618) 960-8675  
miked@barbermurphy.com



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

65 S 65<sup>th</sup> St., Belleville, IL 62223



## LOCATION OVERVIEW

Located just off of W Main Street behind the Arcades Centre and 4 miles from Belleville's Downtown Public Square.

# FLOOR PLAN

65 S 65<sup>th</sup> St., Belleville, IL 62223



Front of Building

\*Not to scale

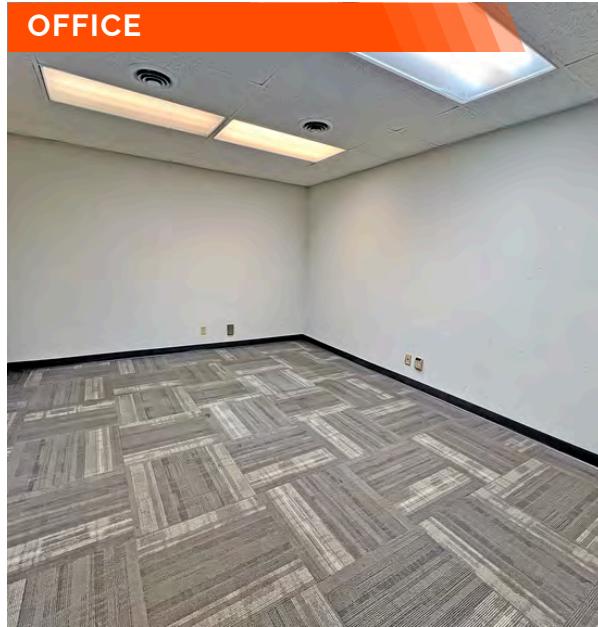
# PROPERTY PHOTOS

65 S 65<sup>th</sup> St., Belleville, IL 62223

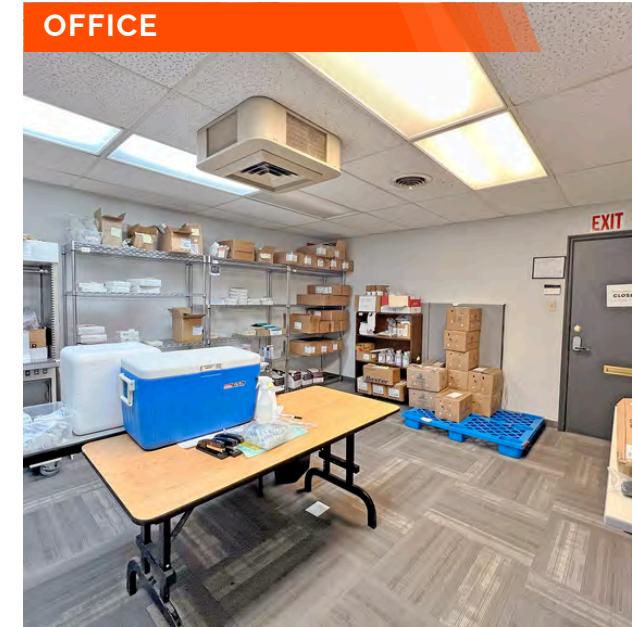
CONFERENCE ROOM



OFFICE



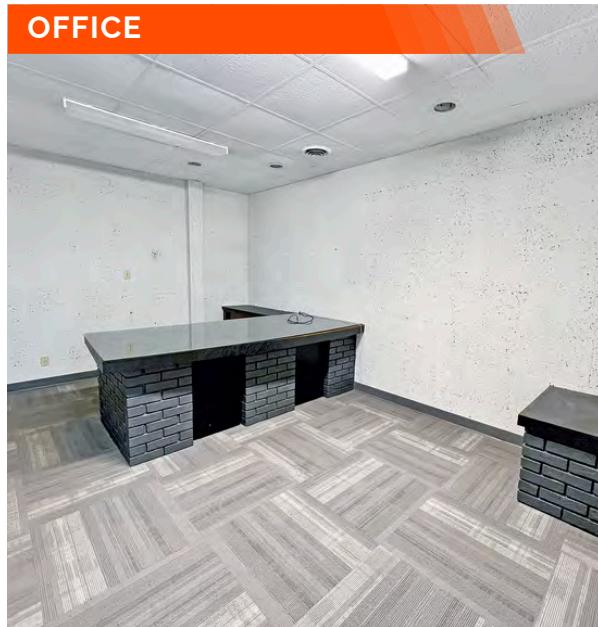
OFFICE



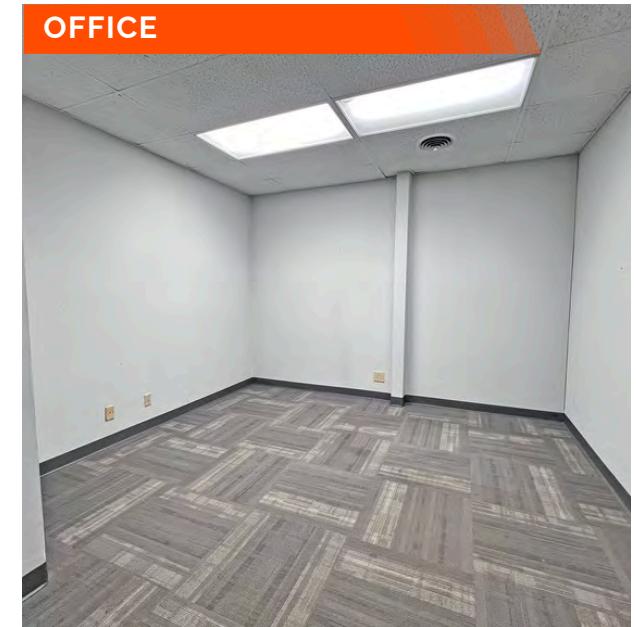
HALLWAY



OFFICE



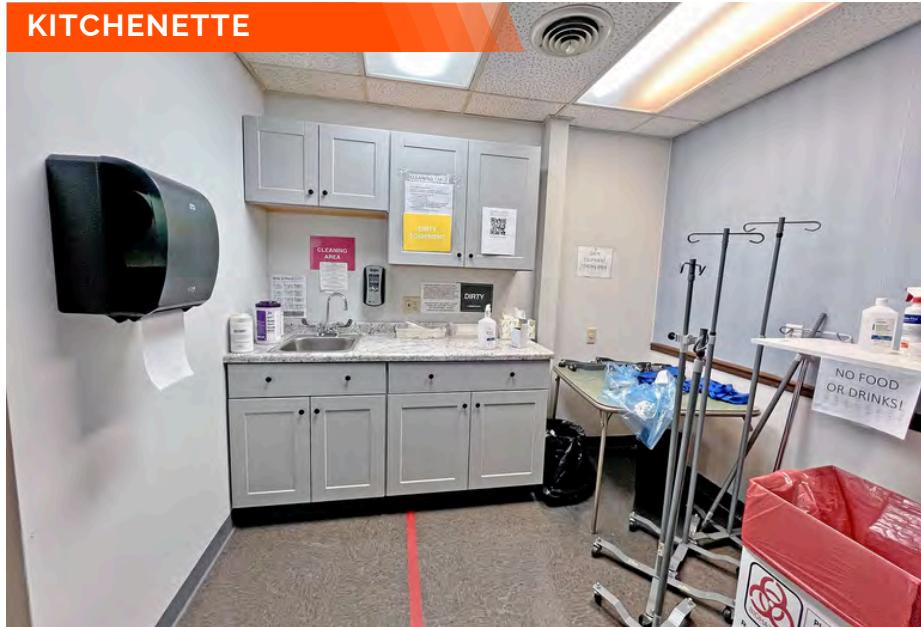
OFFICE



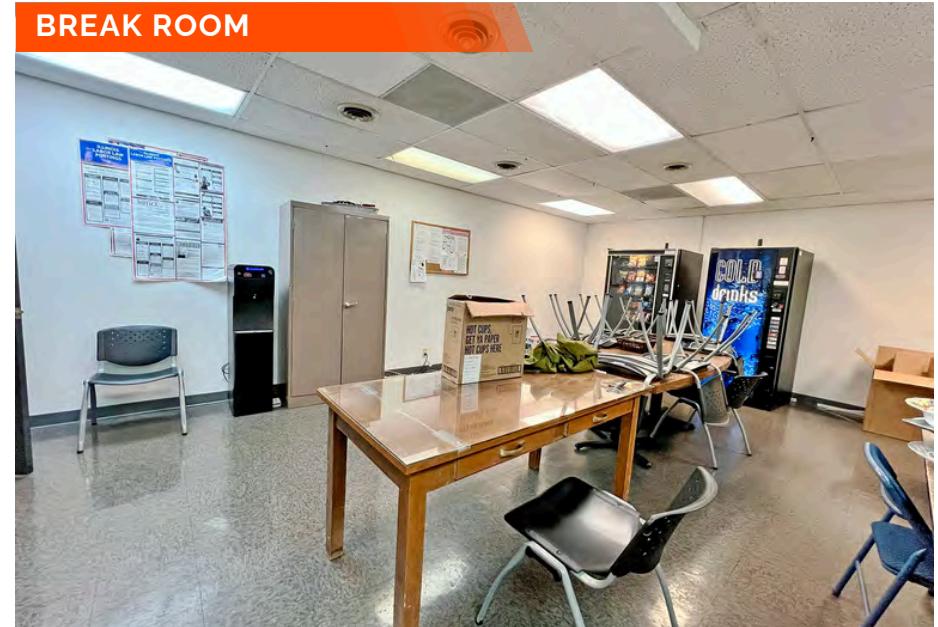
# PROPERTY PHOTOS

65 S 65<sup>th</sup> St., Belleville, IL 62223

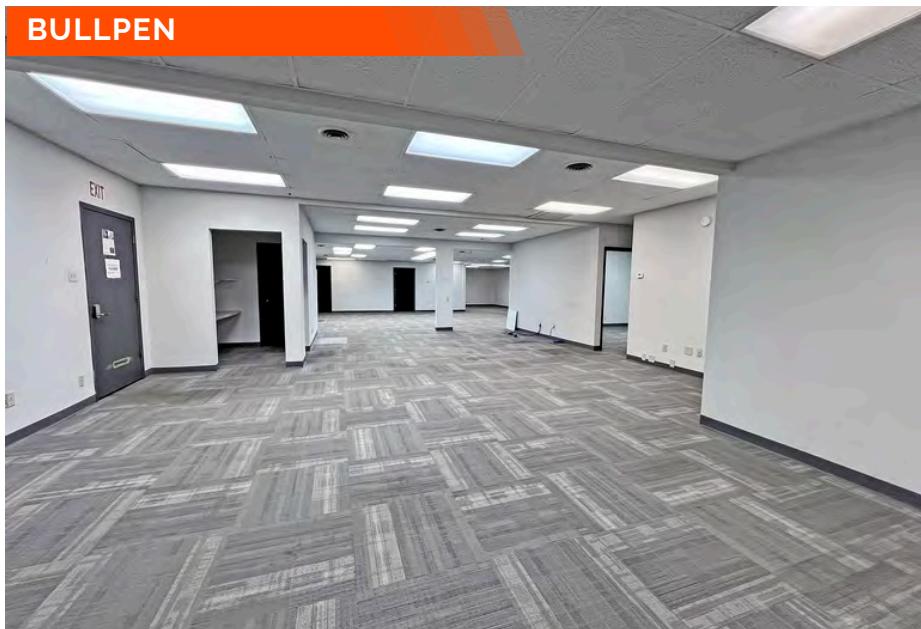
KITCHENETTE



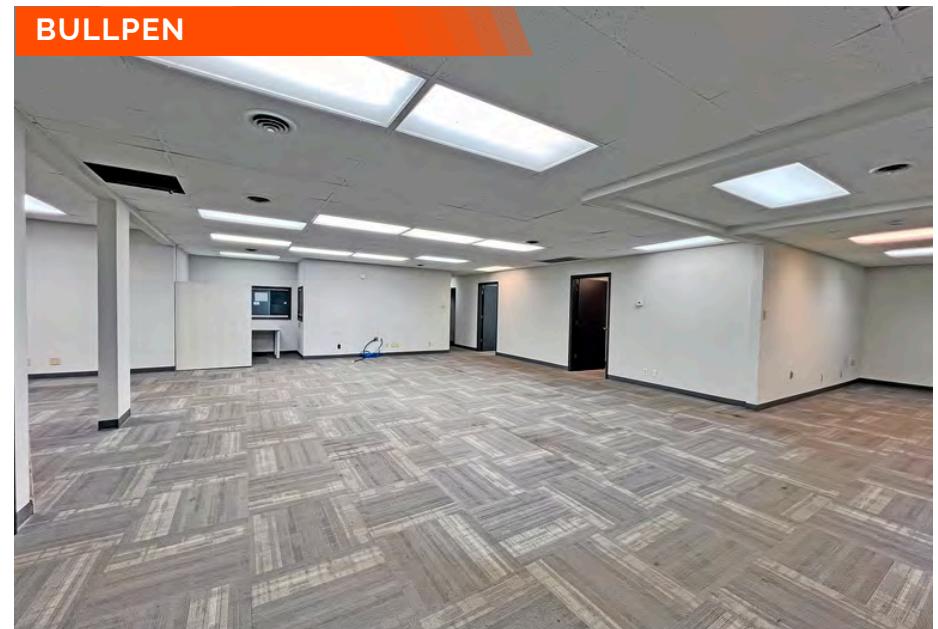
BREAK ROOM



BULLPEN



BULLPEN



# PROPERTY PHOTOS

65 S 65<sup>th</sup> St., Belleville, IL 62223

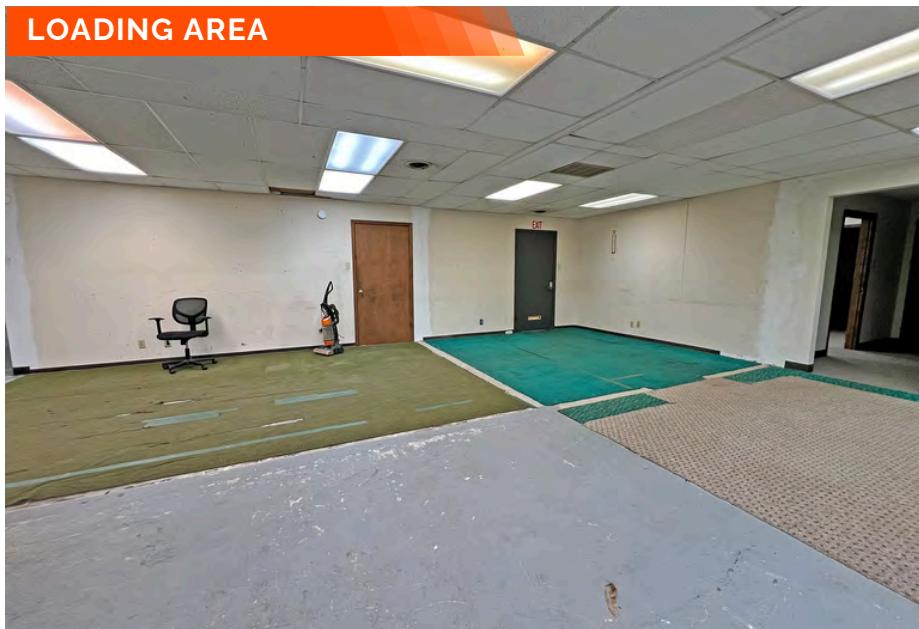
SIDE VIEW



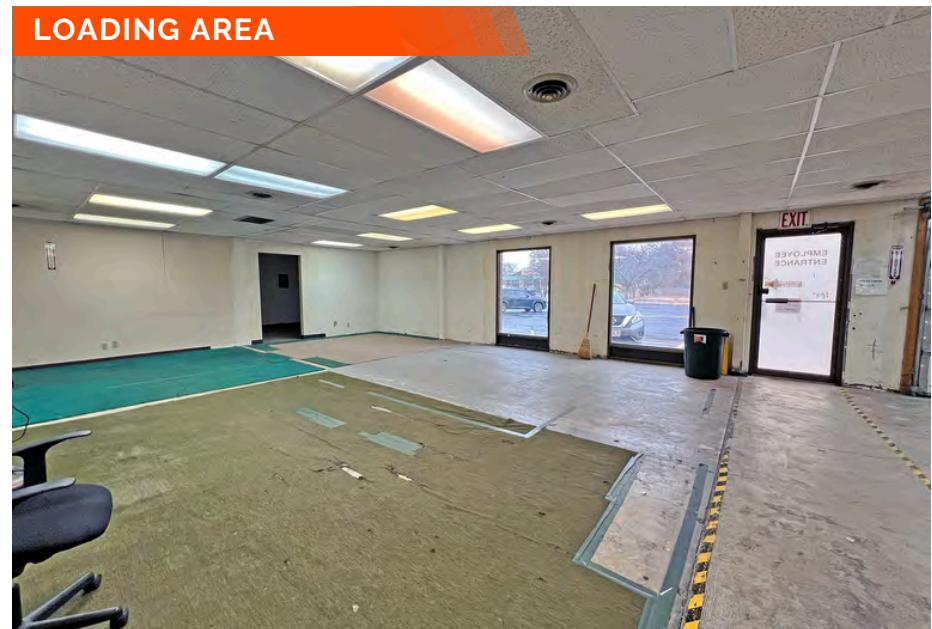
LOADING AREA



LOADING AREA



LOADING AREA



# OFFICE/RETAIL PROPERTY SUMMARY

65 S 65TH ST

**LISTING #** 3174

## LOCATION DETAILS:

Parcel #: 07-12.0-210-019; 07-12.0-201-029  
County: IL - St. Clair  
Zoning: C-1 Light Commercial



## PROPERTY OVERVIEW:

Building SF: 12,960  
Usable Sqft: 12,960  
Min Divisible SF: 12,960  
Office SF: 12,960  
Signage: Building, Monument  
Lot Size: 1.23 Acres  
Frontage: 170  
Depth: 224  
Parking Spaces: 50  
Parking Surface Type: Asphalt

## SALE INFORMATION:

Sale Price: \$725,000  
Price / SF: \$55.94

## FINANCIAL INFORMATION:

Taxes: \$14,181.06  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 13,400 off W Main St

## Property Description

12,960 SF office/flex facility available for sale. Current tenant occupies a small portion of the building and that lease expires March 31st, 2026. There are 8 private offices, 1 conference room, 3 large bullpen areas, 6 restrooms, break room and multiple storage rooms. An additional 3 feet available above portions of the grid ceiling for potential warehouse user. (1) 8 'x 9' OHD with potential for additional cut outs. Located in TIF District and Enterprise Zone.

## STRUCTURAL DATA:

Year Built: 1973  
Yr Renovated: 2010  
Ceilings: 8' - 12'  
Construction Type: Wood Frame

## TAX INCENTIVE ZONES:

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

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

**CARTER MARTEENY, CCIM**  
Broker Associate  
O: (618) 277-4400  
C: (618) 304-3917  
carterm@barbermurphy.com

**MIKE DURBIN**  
Broker Associate  
O: (618) 277-4400  
C: (618) 960-8675  
miked@barbermurphy.com