

# FOR SALE

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



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

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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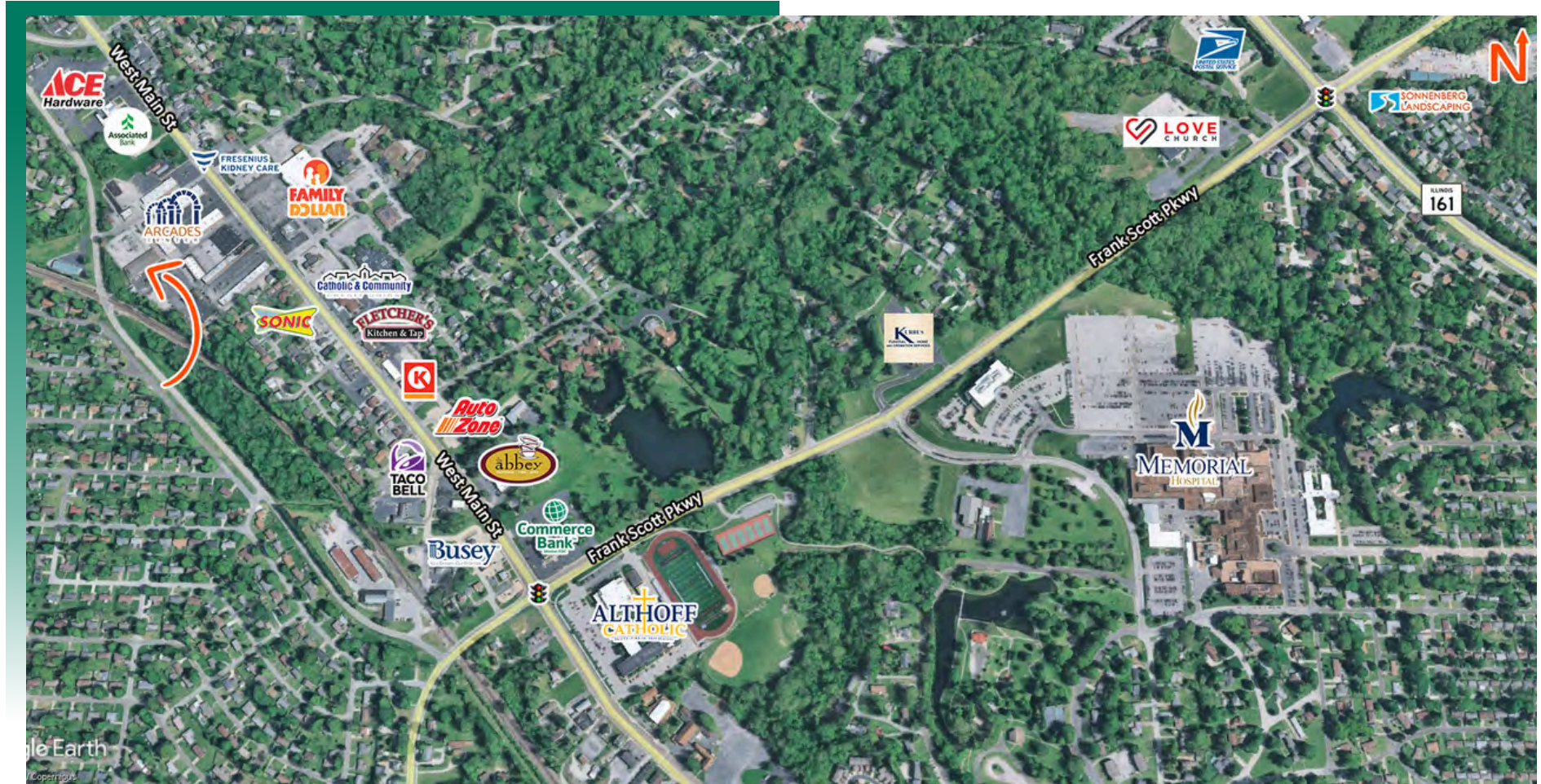


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

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

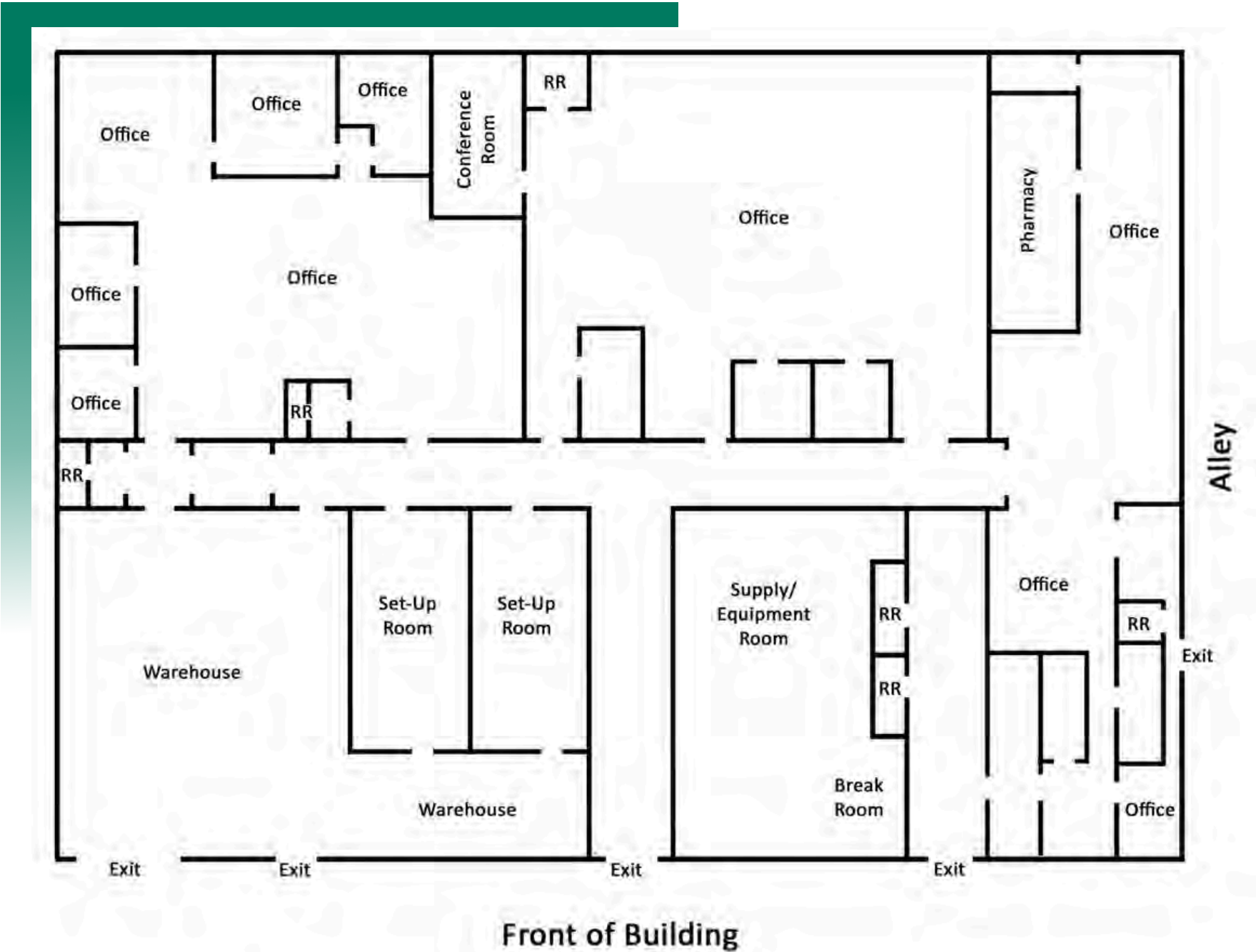


## LOCATION OVERVIEW

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



\*Not to scale



# PROPERTY PHOTOS

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

CONFERENCE ROOM



OFFICE



OFFICE



HALLWAY



OFFICE



OFFICE





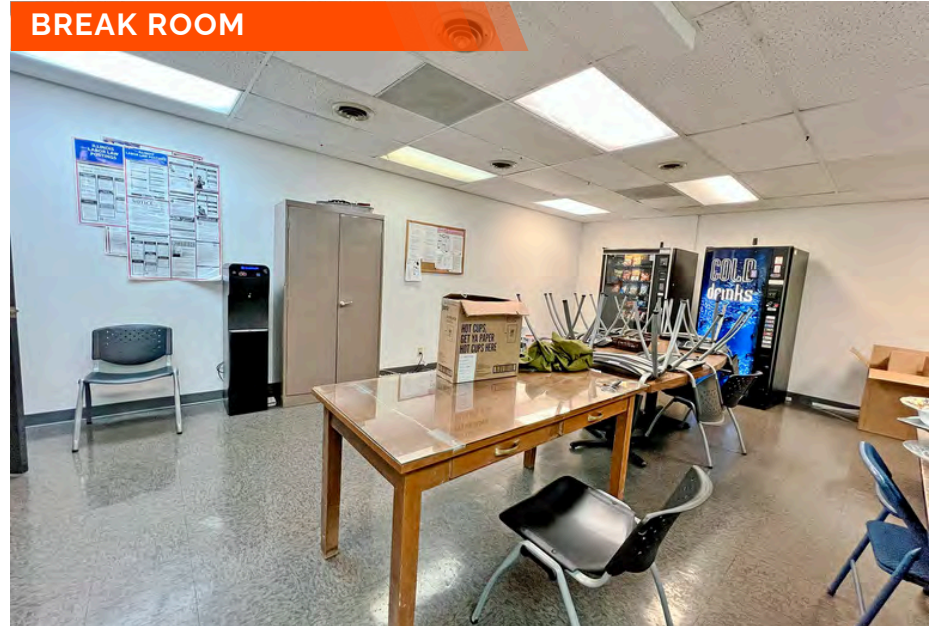
# PROPERTY PHOTOS

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KITCHENETTE



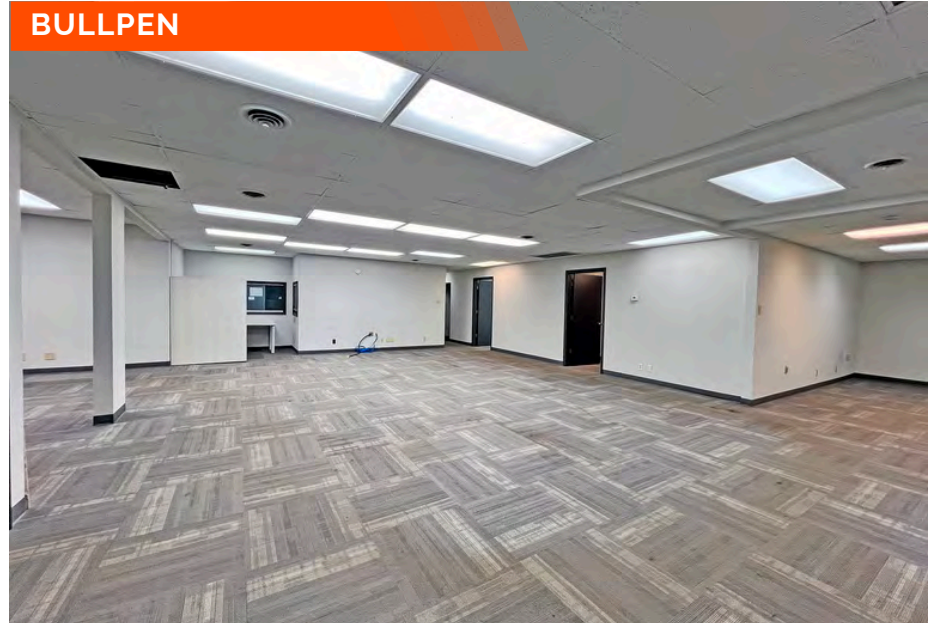
BREAK ROOM



BULLPEN



BULLPEN





# PROPERTY PHOTOS

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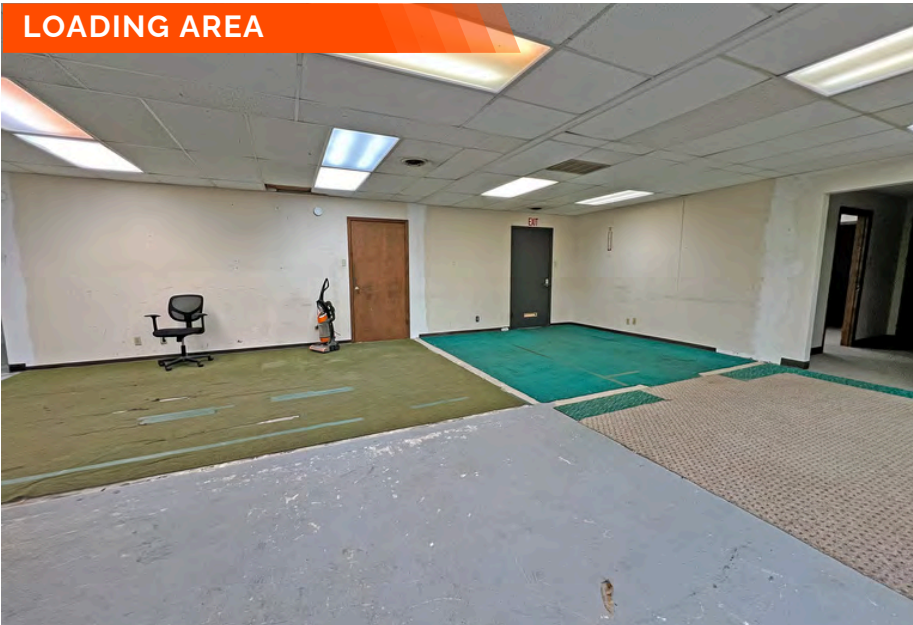
SIDE VIEW



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

## 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



## 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.

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