

FOR SALE

65 S 65th St.,
Belleville, IL 62223

PRICE REDUCED!



12,960 SF OFFICE/FLEX BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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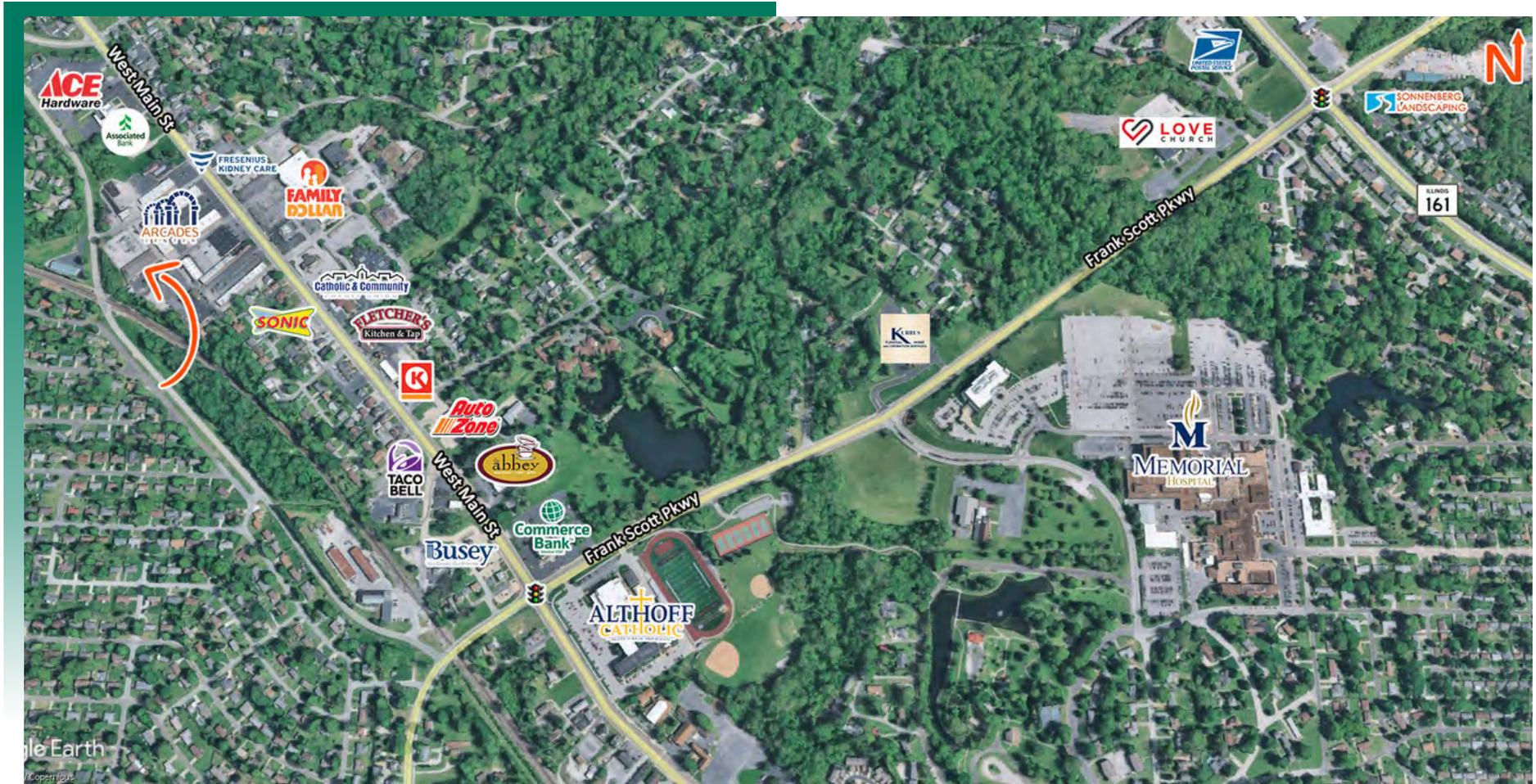
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AREA MAP

65 S 65th 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 65th St., Belleville, IL 62223



Front of Building

*Not to scale

PROPERTY PHOTOS

65 S 65th St., Belleville, IL 62223

CONFERENCE ROOM



OFFICE



OFFICE



HALLWAY



OFFICE



OFFICE



PROPERTY PHOTOS

65 S 65th St., Belleville, IL 62223

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:

REDUCED Sale Price: \$648,000
Price / SF: \$50.00

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. 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. Would be an ideal location and set up for a church or other open space user. Located in TIF District and Enterprise Zone.