

# 0.45 ACRE COMMERCIAL DEVELOPMENT SITE

7007 W Main St., Belleville, IL 62223



**SALE PRICE: \$75,000**

**BARBERMURPHY**

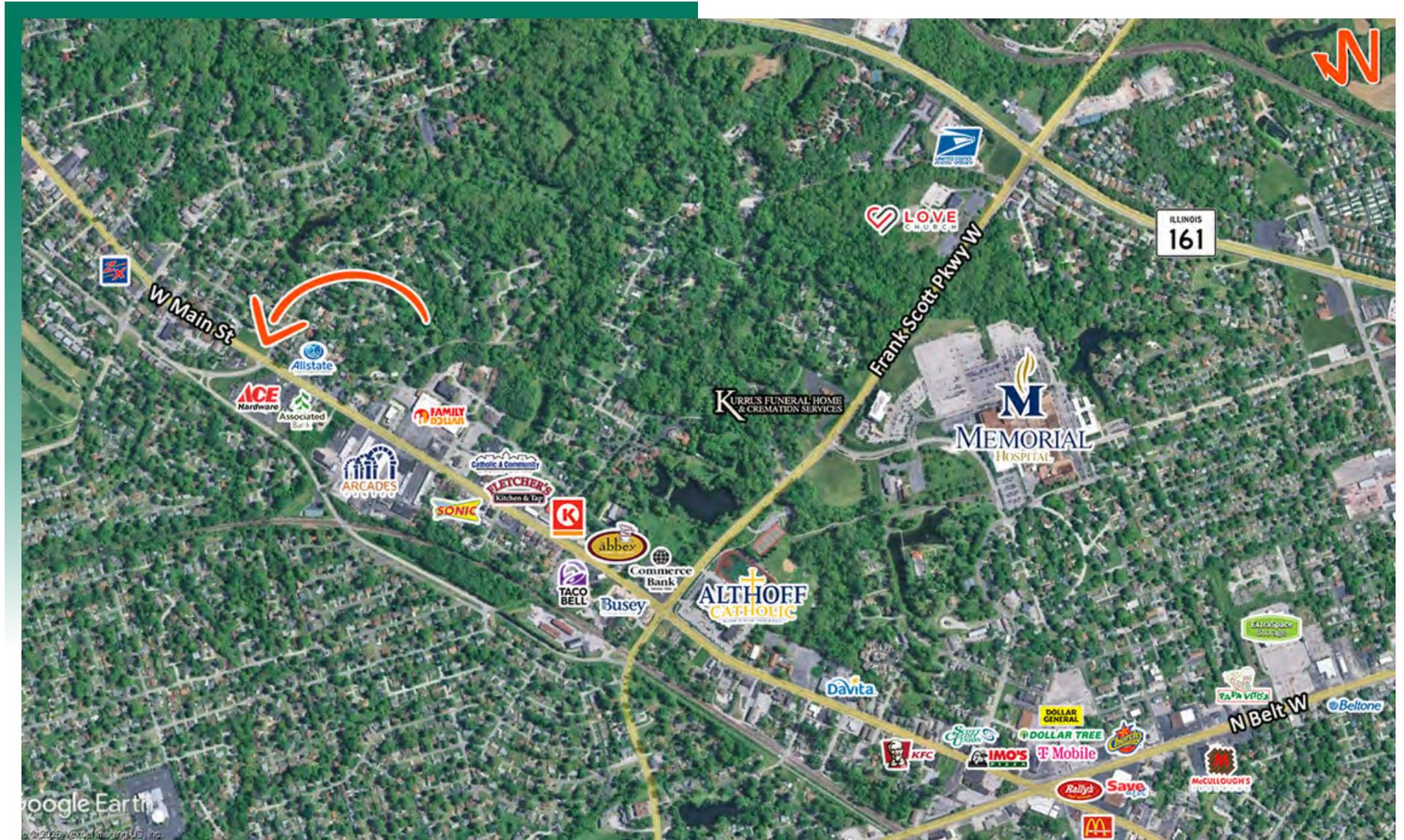
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# AREA MAP

7007 W Main St., Belleville, IL 62223



## LOCATION OVERVIEW

Located at the corner of West Main Street & Foley Drive in Belleville, IL.

# LAND PROPERTY SUMMARY

7007 W MAIN ST

**LISTING #** 3180

## LOCATION DETAILS:

**Parcel #:** 07-01-0-417-005  
**County:** IL - St. Clair  
**Zoning:** B-1 Commercial

## PROPERTY OVERVIEW:

**Lot Size:** 0.45 Acres  
**Min Divisible Acres:** 0.45  
**Max Contig Acres:** 0.45  
**Frontage:** 150  
**Depth:** 125  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 13400  
**Taxes:** \$1,292.00  
**Tax Year:** 2025



## SALE INFORMATION:

**Sale Price:** \$75,000  
**\$/SF (Land):** \$3.83

## UTILITY INFO:

**Water Provider:** City of Belleville  
**Water Location:** Onsite  
**Sewer Provider:** City of Belleville  
**Sewer Location:** Onsite  
**Gas Provider:** Ameren  
**Gas Location:** Onsite  
**Electric Provider:** Ameren  
**Electric Location:** Onsite

## PROPERTY DESCRIPTION:

Lot for sale at signalized light. All utilities are onsite and property is zoned B-1 Commercial. High visibility location with 13,400 average daily vehicles.