

FOR SALE

5010 W Main St.
Belleville, IL 62226



**OFFICE BUILDING INVESTMENT PROPERTY - CAP RATE: 10.4%
5 YEAR LEASE WITH PERSONAL GUARANTEE**

BARBERMURPHY
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AREA MAP

5010 W Main St., Belleville, IL

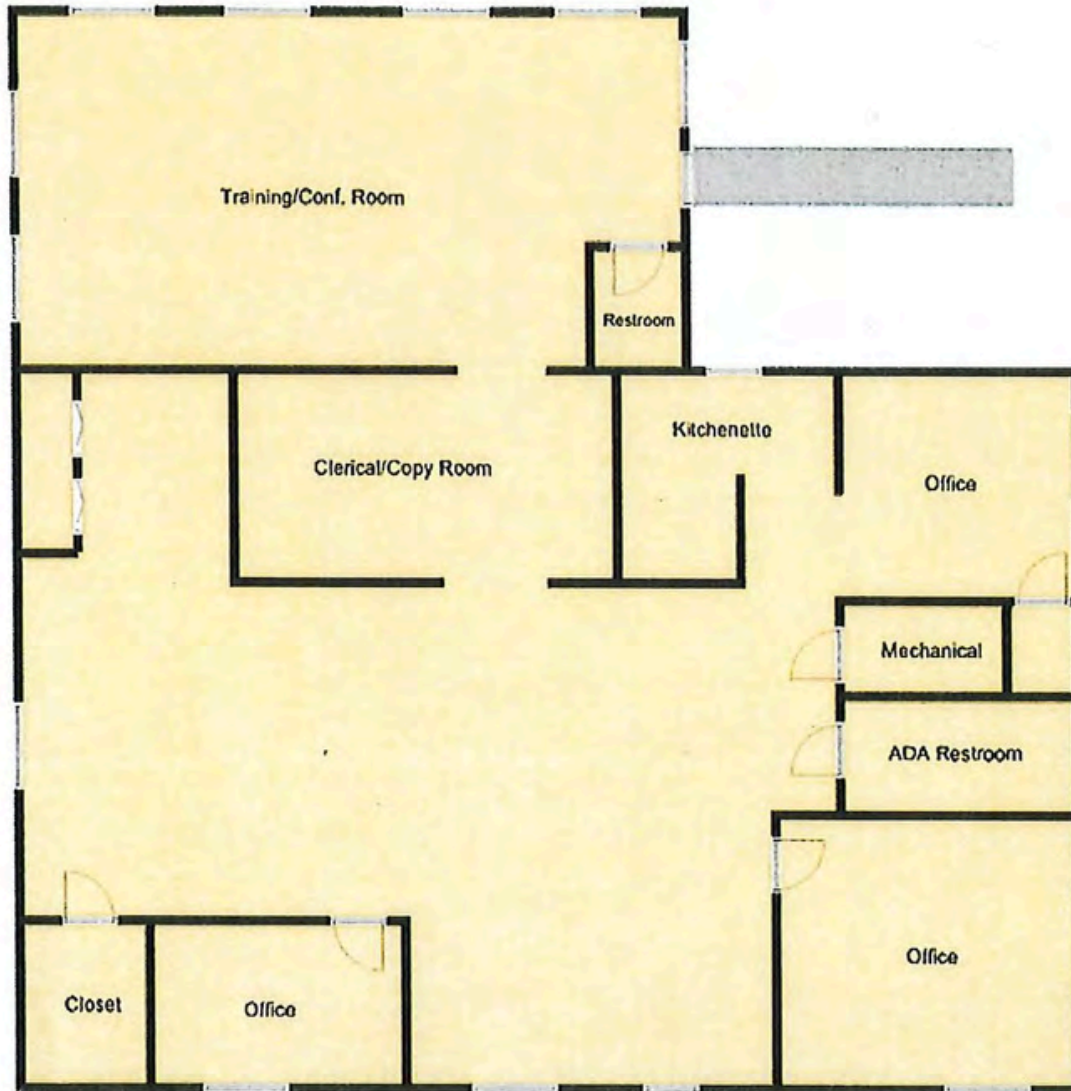


LOCATION OVERVIEW

Located 1/3 mile East of Frank Scott Parkway and 1/3 mile West of the Intersection of North Belt and West Main St.

FLOOR PLAN

5010 W Main St., Belleville, IL



*Not to scale

3,140 SF PROFESSIONAL OFFICE

- 3 private offices
- Large open bull-pen area
- Training & clerical room
- Kitchenette
- 2 storage closets
- 2 restrooms (1 ADA)

Remodeled in 2020 with new lighting, electrical, plumbing, HVAC (2 units), kitchen upgrades, windows (with shades), flooring, ceiling tiles, walls repaired and centralized IT location.

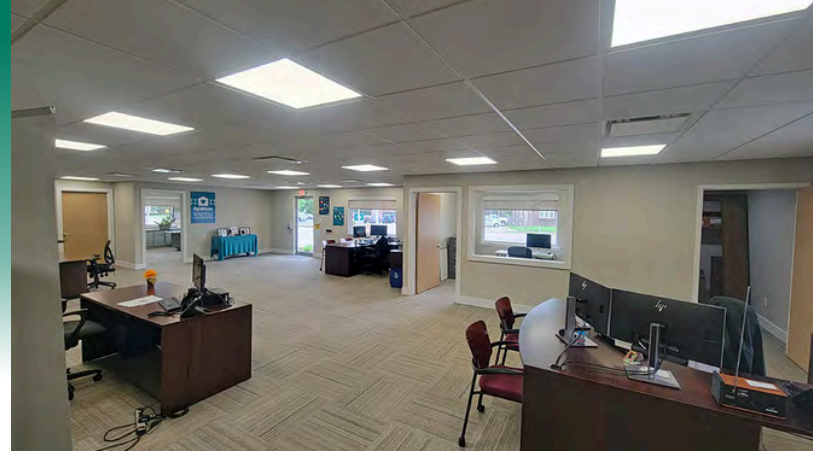
PROPERTY PHOTOS / INTERIOR

5010 W Main St., Belleville, IL

BULLPEN



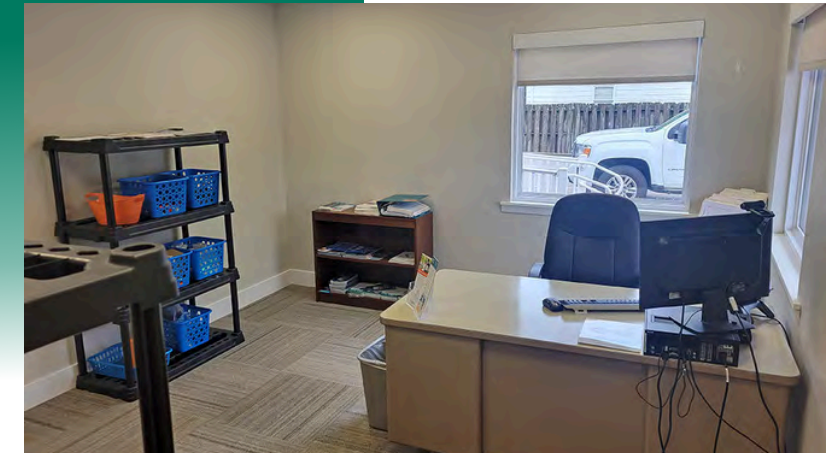
BULLPEN



OFFICE



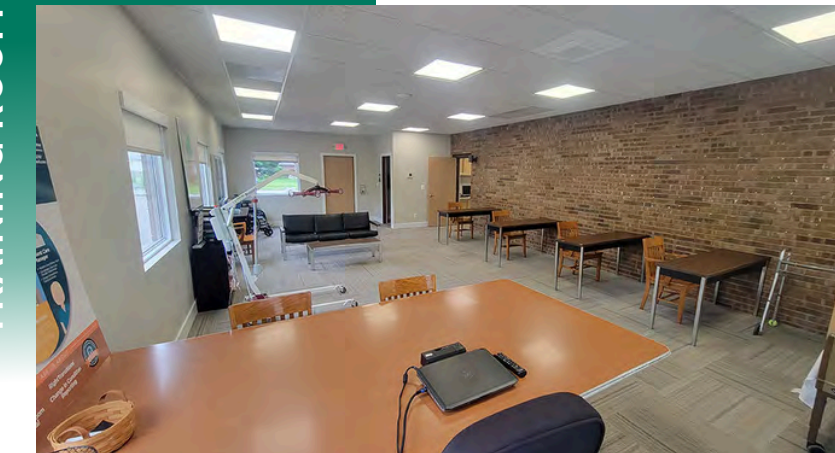
OFFICE



KITCHENETTE



TRAINING ROOM



PROPERTY PHOTOS / EXTERIOR

5010 W Main St., Belleville, IL



Exterior improvements include new landscaping, pylon signage, parking lot resurface, lights, ADA entrance and new sewer line to the main line.

INVESTMENT PROPERTY SUMMARY

5010 W MAIN ST

LISTING # 3087

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 08-07.0-421-059
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

STRUCTURAL DATA:

Year Built: 1978
Yr Renovated: 2020
Roof: Flat
Construction Type: Brick

FACILITY INFO:

Parking Spaces: 30

LAND MEASUREMENTS:

Acres: 0.41 Acres
Frontage: 150
Depth: 120

PROPERTY DESCRIPTION:

10.4 Cap Rate. Investment Property. 5 year lease with personal guarantee.

3,140 SF of professional office space consisting of 3 private offices, large open bullpen area, training & clerical room and 2 storage closets. Remodeled in 2020 with new lighting, electrical, plumbing, HVAC (2 units), kitchen upgrades, windows (with shades), flooring, ceiling tiles, 2 restrooms (1 ADA), walls repaired and centralized IT location. Exterior improvements include new landscaping, pylon signage, parking lot resurface, lights, ADA entrance and new sewer line to the main line.



SALE INFORMATION:

Sale Price: \$250,000
Price / SF: \$79.61
CAP Rate: 10.4 %
NOI: \$26,018

INCOME:

Gross Rental Income: \$48,000
Net Income: \$22,799.04

EXPENSES:

Taxes: \$8,696.88
Tax Year: 2025
Insurance: \$4,909
Utilities: \$6,308.54
Business License and Permits: \$75
Property Management: \$5,211.54
Total Expenses: \$25,200.96

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