



# FOR SALE: 11-UNIT VALUE-ADD APARTMENT COMPLEX

2293 Frank Scott Pkwy W., Belleville, IL 62223

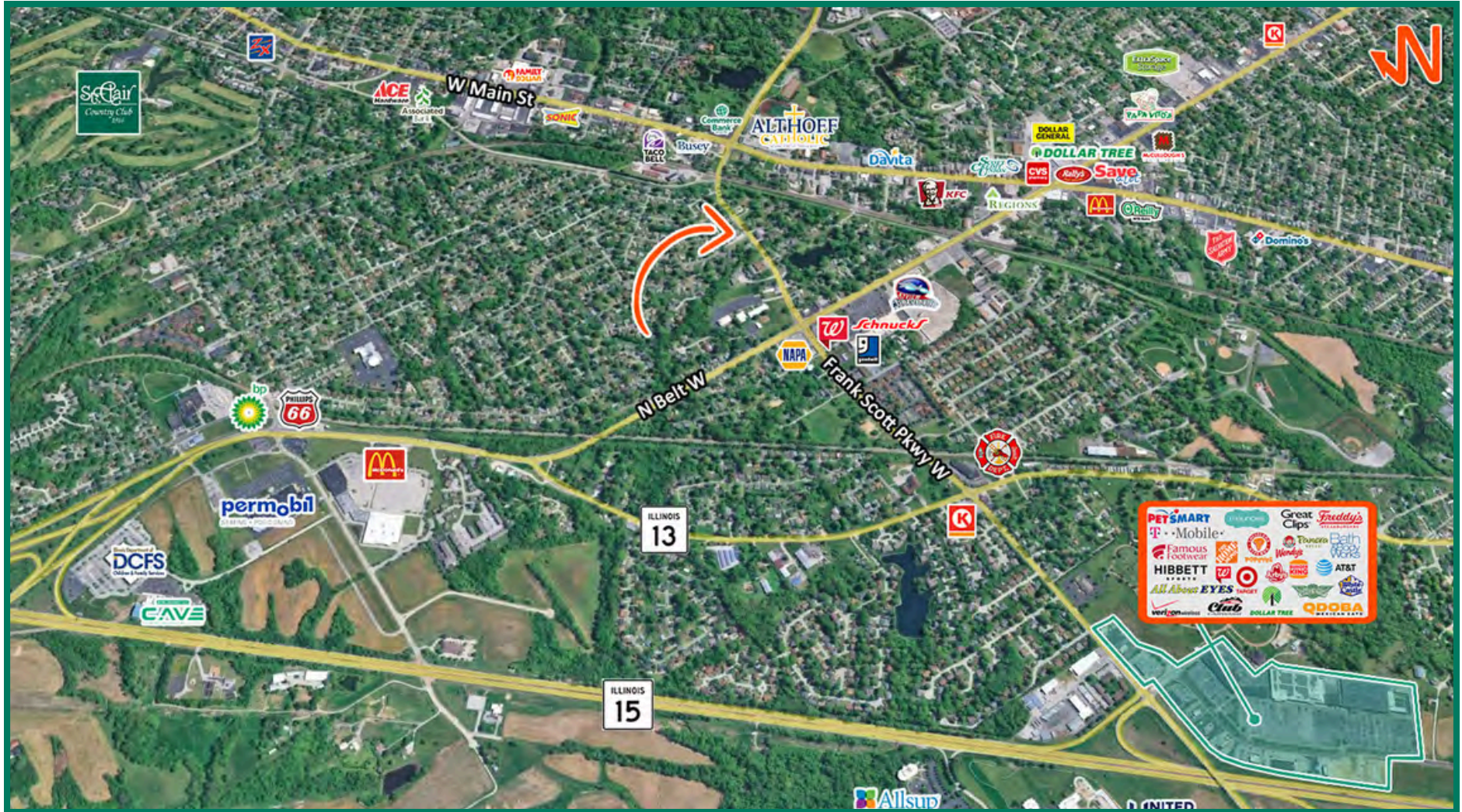
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

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



# AREA MAP

2293 Frank Scott Pkwy W., Belleville, IL 62223



## LOCATION OVERVIEW

The property is located along the highly trafficked Frank Scott Parkway West corridor in Belleville, one of the Metro East region's primary commercial corridors connecting Belleville, Swansea, and surrounding communities. The area is characterized by a strong mix of retail, medical, office, and residential development, providing consistent consumer traffic and a stable economic base. The site benefits from convenient access to major transportation routes including Interstate 64, Illinois Route 15, and Green Mount Road, allowing for efficient regional connectivity throughout the St. Louis metropolitan area. Nearby national retailers, healthcare providers, and expanding residential neighborhoods continue to support commercial demand and long-term growth within the immediate trade area.

# PROPERTY PHOTOS & HIGHLIGHTS

2293 Frank Scott Pkwy W., Belleville, IL 62223



Existing occupancy +  
income in place

Offered well below  
replacement costs

Below market rents

All 2 bedroom units -  
900 SF

(11) 2 Bedroom, 1 Bathroom

# RENT ROLL

2293 Frank Scott Pkwy W., Belleville, IL 62223

Unit	Rent	BR	Deposit	Lease Exp	Vacant as of April 1, 2026	Unit Square Feet	Washer/ Dryer Present	Type of Hook-Up
1	-	2	-	-	Storage	800	No	N/A
2	\$750	2	\$700	11/30/2026	-	800	No	N/A
3	\$725	2	\$675	3/31/2024	-	900	No	N/A
4	-	-	-	-	Vacant	900	No	N/A
5	\$745	2	\$700	3/31/2027	-	900	No	N/A
6	\$850	2	\$850	6/31/2026	-	900	No	N/A
7	-	2	-	-	Vacant	800	No	N/A
8	\$900	2	\$900	8/31/2026	-	900	No	N/A
9	\$765	2	\$500	1/31/2025	-	900	No	N/A
10	\$745	2	\$500	12/31/2026	-	900	No	N/A
11	-	2	-	-	Vacant	900	No	N/A

# INVESTMENT PROPERTY SUMMARY

2293 FRANK SCOTT PKWY W

LISTING # 3272

## PROPERTY INFO:

Tenants/Units: 11  
Parcel #: 07-12-0-421-016  
County: IL - St. Clair  
Zoning: Multi-Family

## STRUCTURAL DATA:

Year Built: 1968  
Yr Renovated: 1985  
Building SF: 9,134

## FACILITY INFO:

Parking Spaces: 13

## LAND MEASUREMENTS:

Acres: 0.34 Acres

## PROPERTY DESCRIPTION:

2293 Frank Scott Parkway West is a well-positioned commercial property offering strong visibility and convenient access along one of Belleville's primary east-west thoroughfares. The property features a functional layout suitable for a variety of commercial users and benefits from ample parking, attractive frontage, and efficient access points. Its strategic positioning along Frank Scott Parkway provides excellent exposure to daily traffic counts while offering convenient connectivity to surrounding retail, office, and industrial corridors throughout the Metro East market. The building's flexible design and accessible location make it well-suited for a broad range of tenants and long-term investment stability.



## SALE INFORMATION:

Sale Price: \$660,000  
Price / SF: \$72.26  
Price / Unit: \$60,000  
NOI: Contact Broker

## INCOME:

Total Income: Contact Broker

## EXPENSES:

Total Expenses: Contact Broker

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