

FOR SALE

3610 W Main St.,
Belleville, IL 62226



875 SF 1.5 STORY FORMER FLORAL BOUTIQUE

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

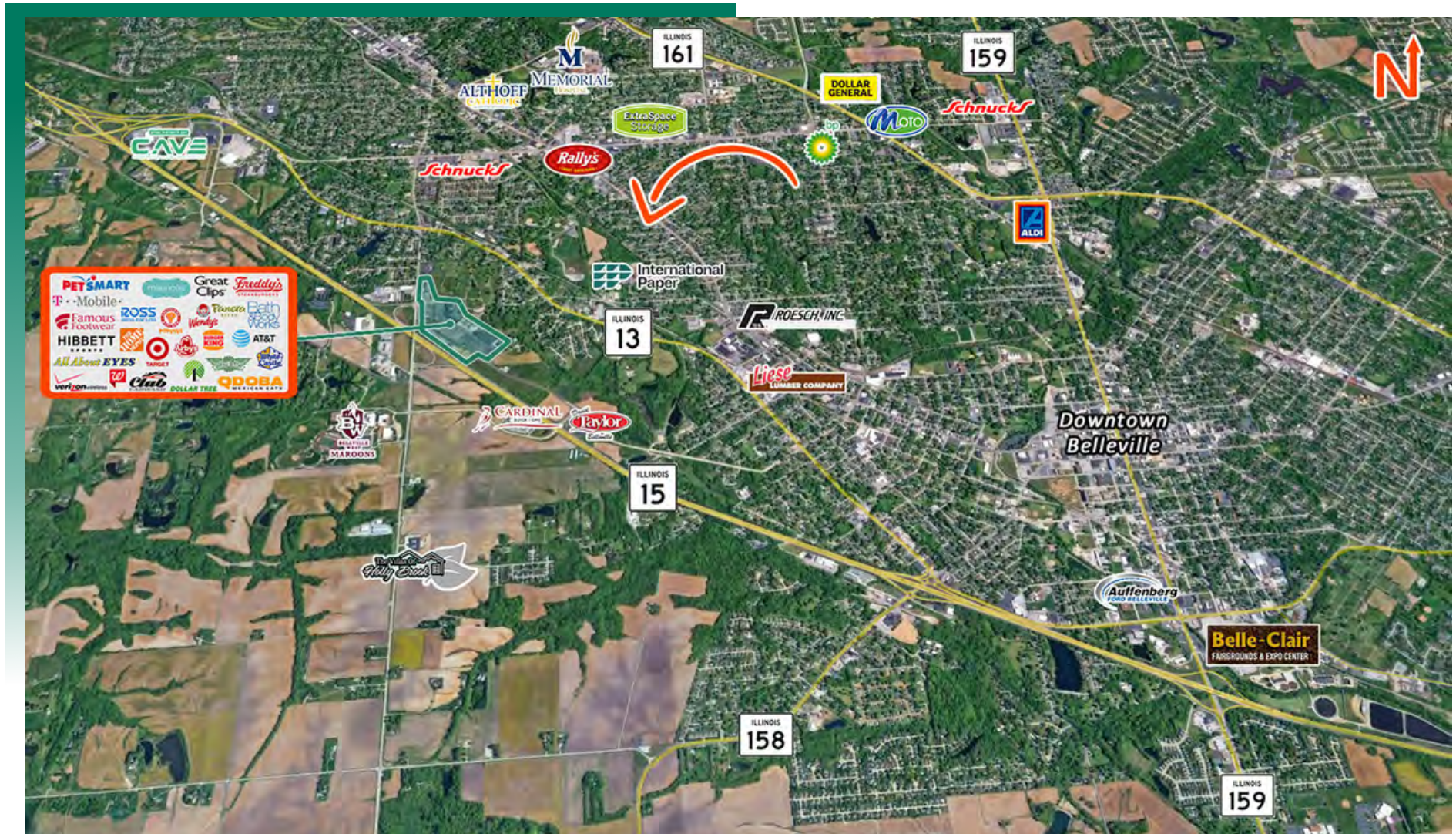
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

3610 W Main St., Belleville, IL 62226



LOCATION OVERVIEW

At the intersection of W Main and 37th St., 3610 W Main St. is located along a well-established commercial corridor in Belleville, offering convenient access to nearby retail, services, residential neighborhoods, and major Metro East destinations. The property provides easy connectivity to IL Route 15, I-255, I-64, Downtown Belleville, and the greater St. Louis market.

PROPERTY PHOTOS & INFORMATION

3610 W Main St., Belleville, IL 62226



Property Overview

- 875 SF, 1.5-story former floral boutique
- Located at the lighted intersection of W Main St and 37th St
- Offered along with the property at 3700 W Main St

Second Floor

- Partially finished second story
- Private office
- Restroom

Retail & Production Space

- Two (2) large retail floor rooms
- Rear storage and production area
- Flexible layout suitable for retail, boutique, or specialty commercial use

Lower Level

- Lower-level space for additional storage or operational needs
- Off-street parking

Additional Property Connectivity

- Linked communication systems with 3700 W Main St
- Shared/linked computer and internet connections between the two properties

ADDITIONAL PROPERTY AVAILABLE

3700 W Main St., Belleville, IL 62226



3700 W MAIN ST



1,564 SF FORMAL FLORAL SHOP & BOUTIQUE

- Two (2) walk-in coolers
- Large open production area with shelving
- Attached climate-controlled greenhouse
- Heavy 3-phase, 200-amp, 240-volt electrical service
- Recent improvements include a new roof in 2018 and walk-in cooler compressor in 2025

SALE PRICE: \$115,000

OFFICE/RETAIL PROPERTY SUMMARY

3610 W MAIN ST., BELLEVILLE, IL 62226

LISTING # 3301

LOCATION DETAILS:

Parcel #: 08-17.0-300-023
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 875
Vacant SF: 875
Usable Sqft: 875
Min Divisible SF: 875
Max Contig SF: 875
Office SF: 875
Retail SF: 875
Signage: Building
Lot Size: 0.20 Acres
Frontage: 76
Depth: Varies/Irr
Parking Spaces: 15
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1900
Building Class: C
Ceilings: 8'-10'
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$75,000
Price / SF: \$85.71

FINANCIAL INFORMATION:

Taxes: \$3,346.68
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 6900

PROPERTY DESCRIPTION:

875 SF 1.5 Story former floral boutique located at the lighted intersection of W Main St. and 37th St. (2) large retail floor rooms and rear storage/production space. Partially finished second story with private office and restroom. Lower-level space with off-street parking. This property is being offered along with the property at 3700 W Main. The two properties have linked communication and computer/internet connections.



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