

FOR SALE

3700 W Main St.,
Belleville, IL 62226



1,564 SF FORMAL FLORAL SHOP & BOUTIQUE

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

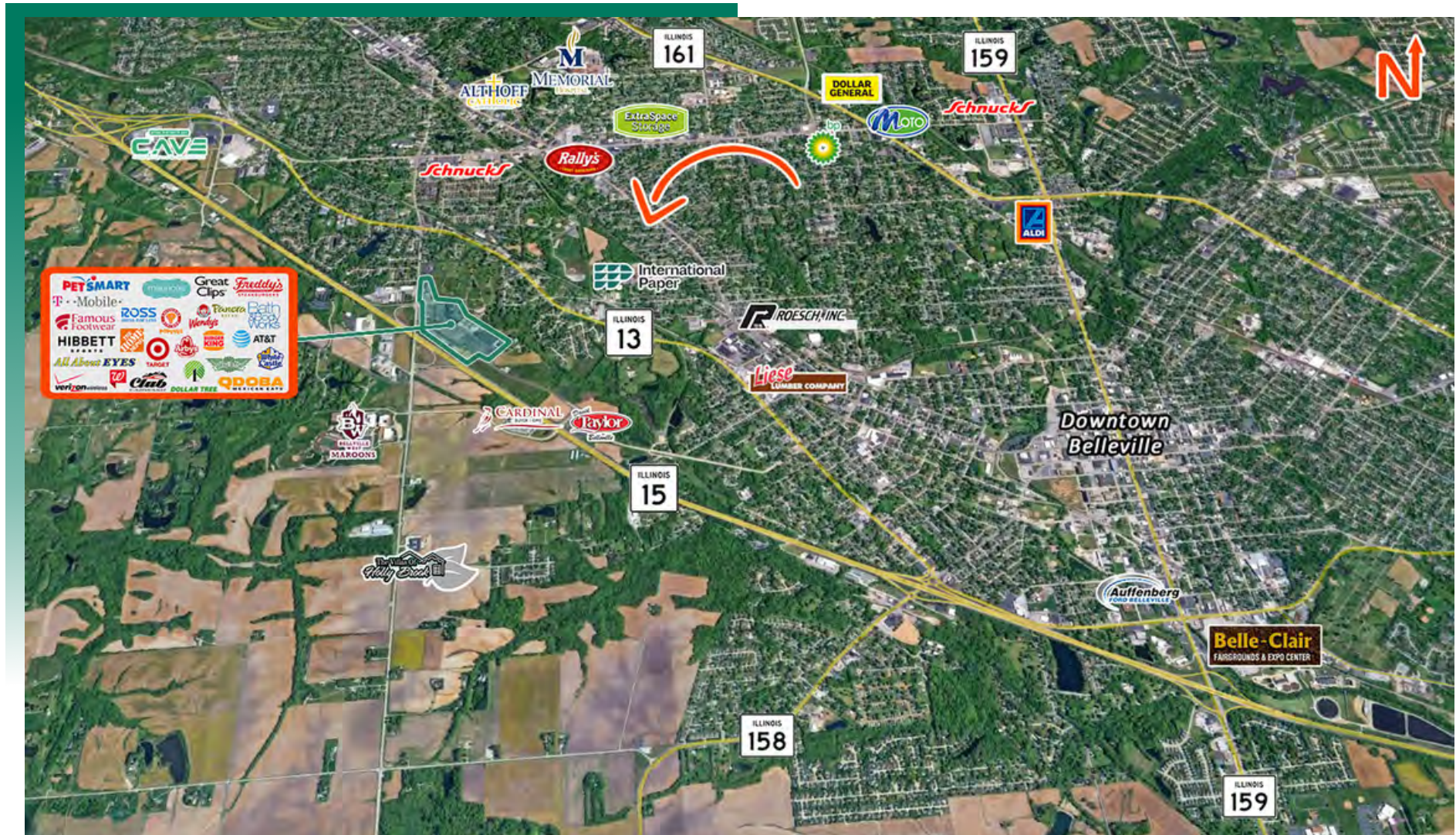
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

3700 W Main St., Belleville, IL 62226



LOCATION OVERVIEW

At the intersection of W Main and 37th St., 3700 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

3700 W Main St., Belleville, IL 62226



Property Overview

- 1,564 SF formal floral shop and boutique
- Located at the lighted intersection of W Main St and 37th St
- Offered along with the property at 3610 W Main St

Building Improvements

- New roof installed in 2018
- Walk-in cooler compressor replaced in 2025

Floral & Production Features

- Two (2) walk-in coolers
- Large, open production space with shelving
- Attached climate-controlled greenhouse
- Restroom

Electrical

- Heavy 3-phase electrical service
- 200-amp, 240-volt power

Additional Property Connectivity

- Linked communication systems with 3610 W Main St
- Shared/linked computer and internet connections between the two properties

Storage

- Lower-level storage space
- Existing shelving for additional storage

ADDITIONAL PROPERTY AVAILABLE

3610 W Main St., Belleville, IL 62226



3610 W MAIN ST



875 SF 1.5 STORY FORMER FLORAL BOUTIQUE

- (2) large retail rooms offering flexible showroom or boutique space
- Rear storage and production area
- Partially finished 2nd story with private office & restroom
- Lower-level space providing additional functional area
- Off-street parking for added convenience

SALE PRICE: \$75,000

OFFICE/RETAIL PROPERTY SUMMARY

3700 W MAIN ST., BELLEVILLE, IL 62226

LISTING # 3300

LOCATION DETAILS:

Parcel #: 08-17.0-115-027
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 1,564
Vacant SF: 1,564
Usable Sqft: 1,564
Min Divisible SF: 1,564
Max Contig SF: 1,564
Office SF: 1,564
Retail SF: 1,564
Signage: Pylon/Marquee
Lot Size: 0.20 Acres
Frontage: 117.05
Depth: Varies/Irr
Parking Spaces: 10
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1962
Ceilings: 12'
Construction Type: Brick, Concrete, Wood Frame

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$115,000
Price / SF: \$73.53

FINANCIAL INFORMATION:

Taxes: \$4,148.22
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 6900

PROPERTY DESCRIPTION:

1,564 SF formal Floral Shop and Boutique, located at the corner lighted intersection of W Main St and 37th St. (2) walk-in coolers, large open production space with shelving, and restroom. Attached climate-controlled greenhouse included. New roof in 2018 and a walk-in cooler compressor in 2025. Heavy 3-phase, 200-amp, 240-volt electric. Lower-level space with shelving for storage. This property is being offered along with the property at 3610 W Main St. The two properties have linked communication and computer/internet connections.



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