

FOR SALE

133 W Main St.,
Belleville, IL 62220



2,300 SF TURNKEY BAR & ENTERTAINMENT VENUE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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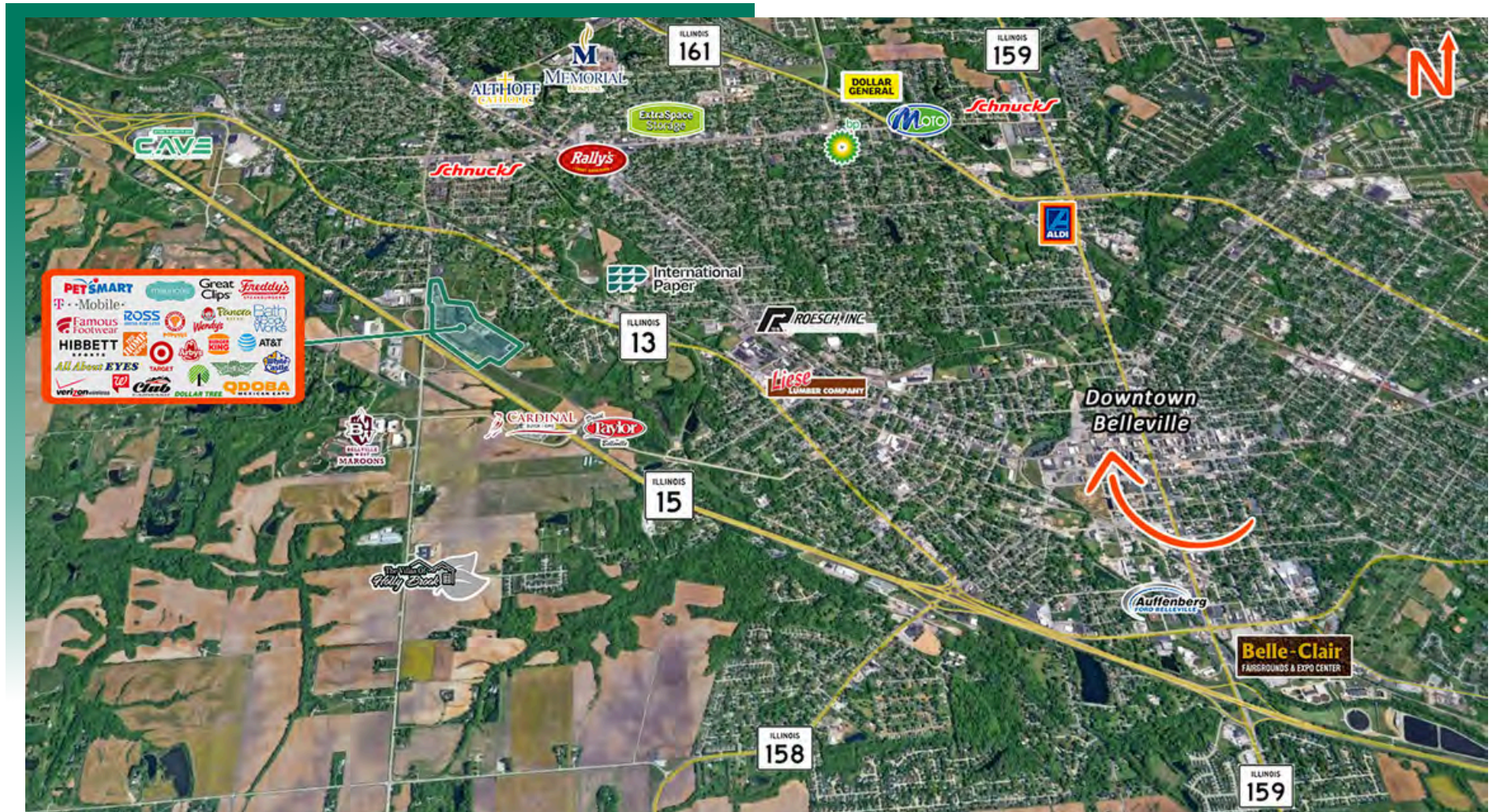
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AREA MAP

133 W Main St., Belleville, IL 62220



LOCATION OVERVIEW

133 W Main Street is in the 100 block of West Main Street in downtown Belleville, roughly two blocks west of the historic Public Square and the Veterans Memorial Fountain. The property is a corner lot. That puts it within walking distance of the St. Clair County Courthouse, county and city government offices, law firms, banks, and the downtown restaurant and bar cluster along Main Street. Belleville is the St. Clair County seat, so the courthouse and government presence brings steady weekday daytime traffic downtown.

PROPERTY PHOTOS

133 W Main St., Belleville, IL 62220

BAR AREA



BEHIND BAR



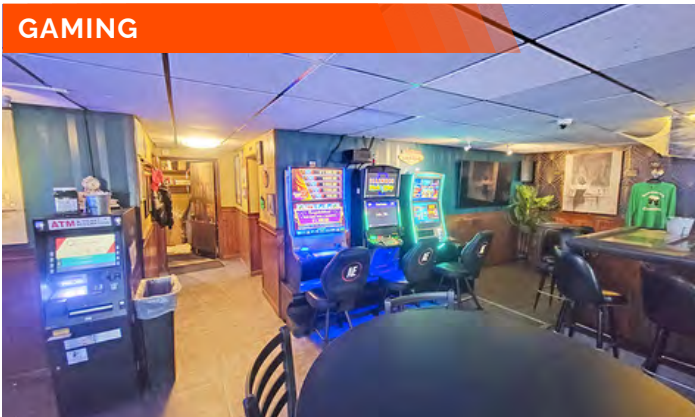
DINING/BAR AREA



LOUNGE AREA



GAMING



GAMING



Bar

- 16-stool bar
- (2) 3-box undercounter coolers
- (1) 2-door cooler
- (1) Stand-up True cooler
- 4-well sink and soda gun station
- Two ice chests and ice maker
- Dedicated liquor storage room

Dining / Lounge Area

- Open bar and entertainment space
- Dance floor
- Four high-top tables with stools
- Outdoor seating area
- Two first-floor entrances
- Two restrooms

PROPERTY PHOTOS

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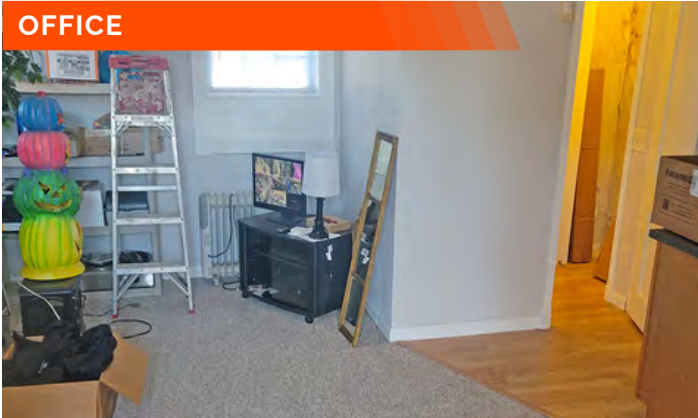
EXTERIOR



EXTERIOR



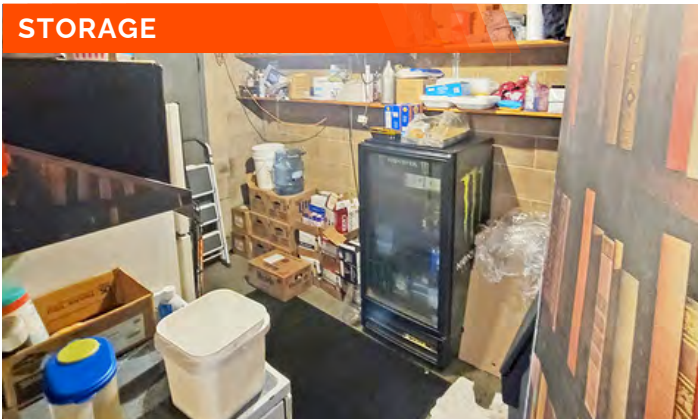
OFFICE



OFFICE



STORAGE



STORAGE



Overview

- Downtown Belleville
- 2,300 SF two-story building
- 1,980 SF first-floor bar/event space
- 320 SF second-floor office
- Corner lot location
- Fully equipped, turnkey operation

Office

- 320 SF second-floor private office
- Private restroom
- Roof access

Improvements & Highlights

- Updated plumbing & electrical
- Additional first-floor storage room
- Minimal upfront capital investment required
- Downtown location with corner lot visibility

OFFICE/RETAIL PROPERTY SUMMARY

133 W MAIN ST., BELLEVILLE, IL 62220

LISTING # 3344

LOCATION DETAILS:

Parcel #: 08-21.0-437-011
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 2,300
Vacant SF: 2,300
Usable Sqft: 2,300
Min Divisible SF: 2,300
Max Contig SF: 2,300
Office SF: 320
Retail SF: 1,980
Signage: Building
Lot Size: 0.05 Acres
Frontage: 30.5
Depth: 66

STRUCTURAL DATA:

Year Built: 1940
Yr Renovated: 2024
Ceilings: 8'
Construction Type: Concrete, Exterior - Block

DEMOGRAPHICS

Traffic Count: 5,500

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$250,000
Price / SF: \$108.70

FINANCIAL INFORMATION:

Taxes: \$2,647.38
Tax Year: 2025

PROPERTY DESCRIPTION:

133 W Main Street is a fully equipped, turnkey bar and entertainment venue on a corner lot in downtown Belleville. The two-story building has 1,980 SF of first-floor bar and event space and a 320 SF second-story office, for 2,300 SF total. The first floor has two entrances, outdoor seating, a 16-stool bar, a dance floor, four high-top tables with stools, two restrooms, a storage room, and a dedicated liquor storage room. The bar equipment includes two 3-box undercounter coolers, a 2-door cooler, a stand-up True cooler, a 4-well sink, a soda gun station, two ice chests, and an ice maker. Upstairs, the second story has a private office with its own restroom and roof access. Plumbing and electrical have been updated, so an operator can open with minimal capital investment.

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