

For Lease Retail / Office Suites

2347 Old Collinsville Rd., Belleville, IL 62221



- Retail / Office Suites for Lease:
 - 1,067 SF and 1,832 SF Contiguous
- Marquee Signage
- Located in Commercial Corridor

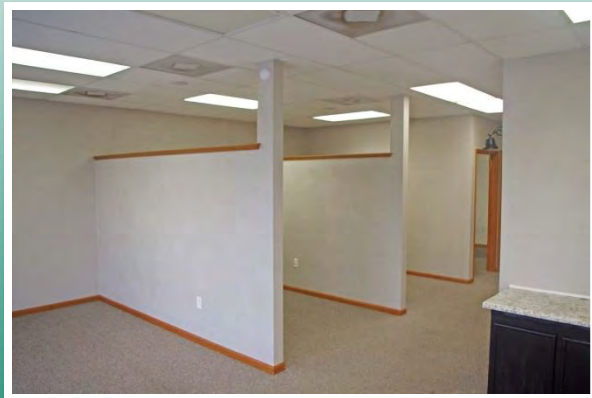
Lease Rate: \$12.50 per SF, Gross

BARBERMURPHY

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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.





Listing No: 2146

Office

2347 Old Collinsville Road
Belleville, IL 62221

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.50
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

2 retail/office suites available for lease. Located one block from Lebanon Avenue and Old Collinsville intersection. Suite G is a former chiropractic office with exam rooms, x-ray room, reception, waiting area and private office. Suite C & D is a former tanning salon with 5 rooms, reception and restroom.

Total SF Available: 2,899 SF
Min Divisible SF: 1,067 SF

SQUARE FOOT INFO:

Building Total: 9,303 SF
Total Available: 2,899 SF
Direct Lease: 2,899 SF
Sublease: 0 SF
Office: 2,899 SF
Retail: 2,899 SF
Min Divisible: 1,067 SF
Max Contiguous: 1,832 SF

LAND MEASUREMENTS:

Acres: 0.91
Frontage: 209+/- FT
Depth: Irregular FT

PROPERTY INFORMATION:

Parcel No: 08-14.0-105-028	TIF: No	Parking: 30
County: St. Clair	Enterprise Zone: Yes	Surface Type: Concrete & Asphalt
Zoning: C-2 Heavy Commercial	Survey: No	Traffic Count: 7,950
Zoning By: City of Belleville	Environmental: No	Property Tax: \$21,788.26
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Office/Retail		



STRUCTURAL DATA:

Year Built: 2003	Clearance Min: 12'	Exterior: Brick and Block
Rehab Year: 2003	Clearance Max: 12'	Bay Spacing: N/A
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class:		

Listing Broker(s)

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