

# FOR SALE

## 20,366 SF Warehouse

### 27 N 12th St. Belleville, IL

### \$550,000

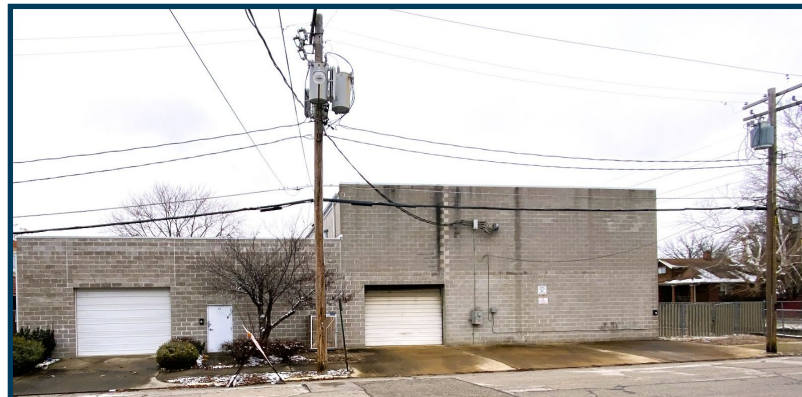
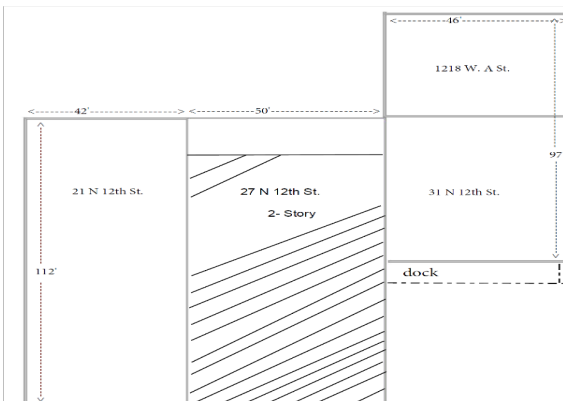
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- > 20,366 SF Warehouse
- > Ground Level = 14,766 SF
- > 2nd Level = 5,600 SF
- > Built in 1985
- > Great for Owner Occupier or Investor
- > Potential Annual Gross Income = \$72,000
- > 2020 Taxes: \$18,358
- > 2020 Building Insurance: \$5,000.00
- > Zoning D-1
- > Building sits on 0.48 Acres
- > (2) 10' x 10' Overhead Doors
- > 10' x 12' Loading Dock
- > Three Phase Power
- > Floor Drains
- > AMPS: 400 KVA
- > Low Volts: 240      High Volts: 480
- > Heated
- > Includes 0.4 Acre lot of undeveloped land. Ideal for adding a parking lot.
- > Property consists of (7) Parcels



- Parcel # 08-21.0-326-002
- Parcel # 08-21.0-326-008
- Parcel # 08-21.0-326-009
- Parcel # 08-21.0-326-010
- Parcel # 08-21.0-312-012
- Parcel # 08-21.0-312-011
- Parcel # 08-21.0-312-038

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