

**FOR SALE**

40 North 64th St  
Belleville, IL 62223



**35,000 + SF FORMER NURSING HOME FACILITY**



**BARBERMURPHY**  
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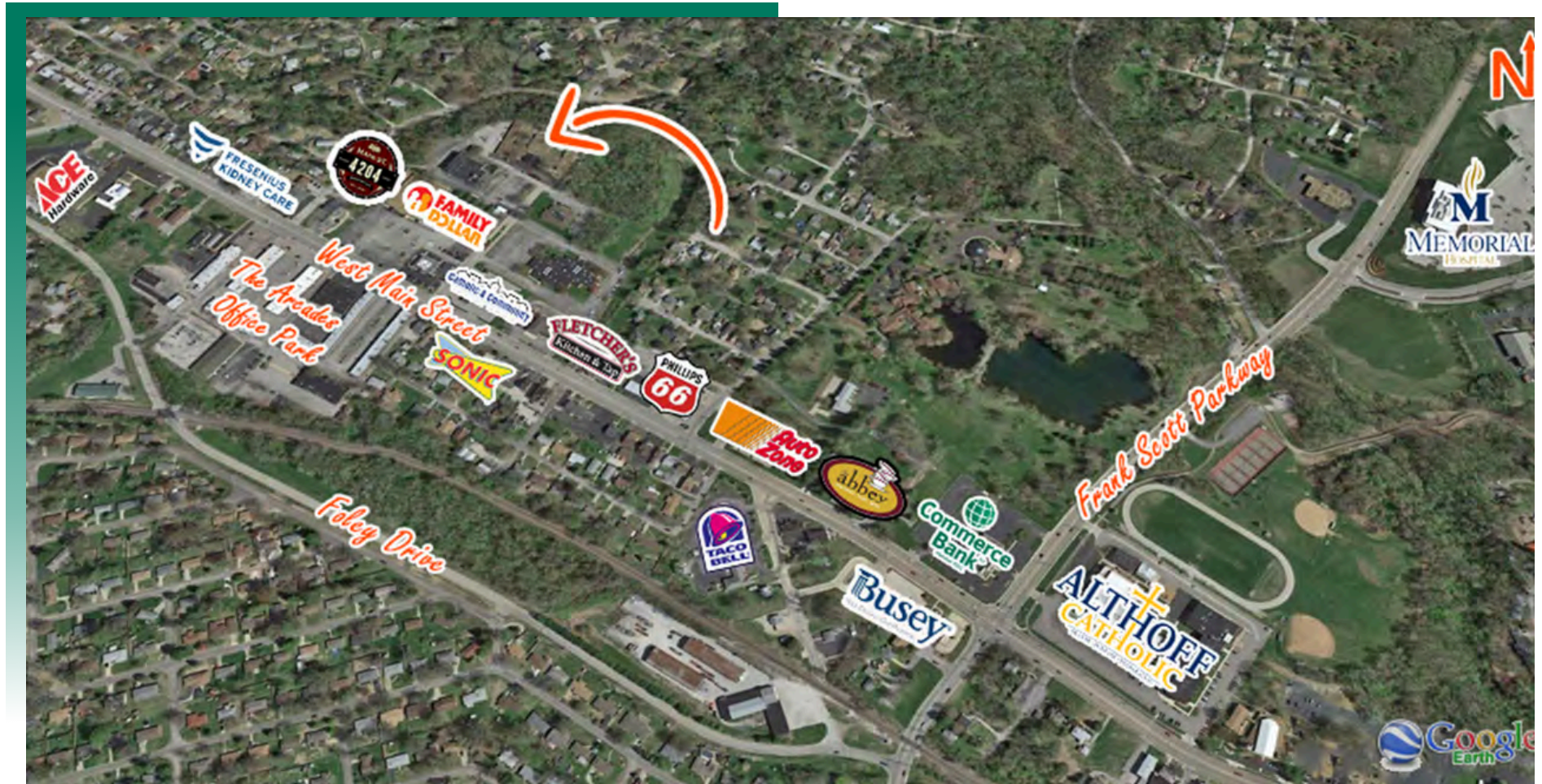


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

40 North 64th St., Belleville, IL 62223



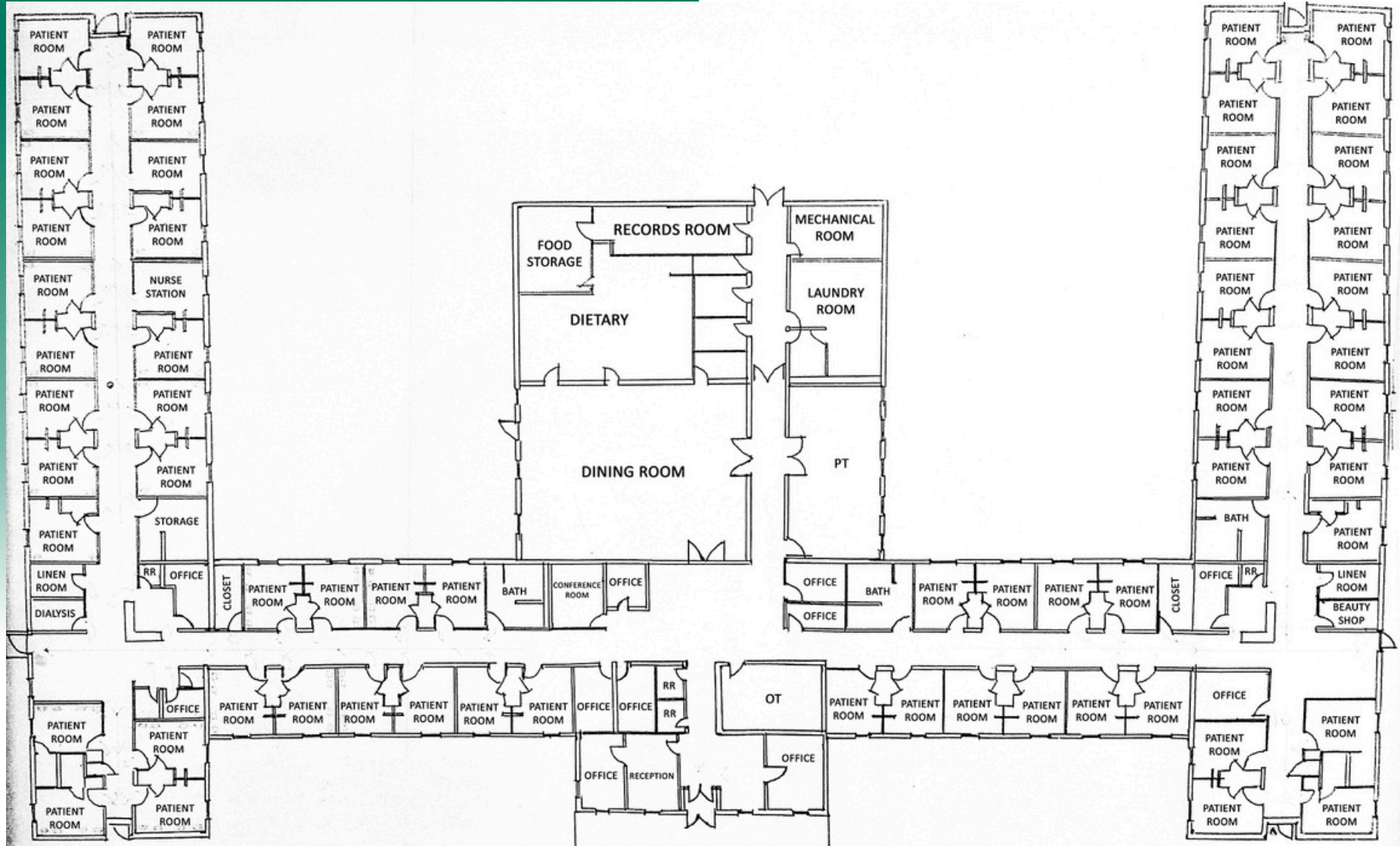
### LOCATION OVERVIEW

Located on West Main Street 1/2 mile west of Frank Scott Parkway and 20 minutes from Downtown St. Louis. The property is situated in a TIF District and Enterprise Zone.



# FLOOR PLAN

40 North 64th St., Belleville, IL 62223



\*Not to scale

# OFFICE/RETAIL PROPERTY SUMMARY

40 NORTH 64TH STREET, BELLEVILLE, IL 62223

**LISTING #** 2932

## LOCATION DETAILS:

**Parcel #:** 07-12.0-213-024  
**County:** IL - St. Clair  
**Zoning:** C-2 Heavy Commercial

## PROPERTY OVERVIEW:

**Building SF:** 35,052  
**Vacant SF:** 35,052  
**Usable Sqft:** 35,052  
**Min Divisible SF:** 35,052  
**Max Contig SF:** 35,052  
**Signage:** Yes  
**Lot Size:** 4.69 Acres  
**Frontage:** 398'  
**Depth:** Irr  
**Parking Spaces:** 30  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1981  
**Yr Renovated:** -  
**Building Class:** C  
**Ceilings:** 8'-12'  
**Construction Type:** Brick

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Sale Price:** \$695,000  
**Price / SF:** \$19.83

## FINANCIAL INFORMATION:

**Taxes:** \$66,692.80  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 13,400

## PROPERTY DESCRIPTION:

35,000 + SF former nursing home facility. 61 rooms, 3 showers, kitchen with hood, dining hall, laundry facility, 6 offices, corridor nurses' stations and numerous storage closets. Situated on 4.69 acres of land.