

FOR SALE

423 S Illinois St.
Belleville, IL 62220



SUCCESSFUL CHILDCARE/PRESCHOOL BUSINESS

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

423 S Illinois St., Belleville, IL 62220



LOCATION OVERVIEW

Great visibility on IL Route 159, just South of Belleville's Downtown Public Square. Private parking lot included with sale. Located within both a TIF District and Enterprise Zone.

PROPERTY PHOTOS

423 S Illinois St., Belleville, IL 62220

REAR OF BUILDING



SIDE VIEW



REAR OF BUILDING




BUSINESS FOR SALE

WELL-ESTABLISHED

CHILDCARE/PRESCHOOL

- Four classrooms on lower/walkout level
- Three classrooms on upper floor
- Large cafeteria, kitchen
- Private office
- Staff breakroom / kitchenette
- Two fenced in playgrounds



Well established and profitable daycare / preschool for sale. Sale includes the business, all furniture, fixtures and equipment related to the business, as well as the real estate on three parcels.

Additional rental house (fourth parcel) potentially available for sale. NOI has increased by thirty-three percent (33%) every year since 2021. Contact broker for full financial details.

Current enrollment is over eighty percent (80%) of the ninety-seven (97) total children permitted (seasonal).

Four classrooms on lower/walkout level and three classrooms on upper floor. Upper floor also includes large cafeteria, kitchen, private office and staff breakroom / kitchenette. Fully sprinkled throughout.

Staff includes four qualified directors, seven teachers and six teacher assistants. Two fenced in playgrounds.

SALE PRICE: \$950,000

OFFICE/RETAIL PROPERTY SUMMARY

423 S. ILLINOIS ST

LISTING # 2958

LOCATION DETAILS:

Parcel #: 08-28.0-215-015; 08-28.0-215-019; 08-28.0-215-007
County: IL - St. Clair
Zoning: C-1 Light Commercial

PROPERTY OVERVIEW:

Building SF: 13,770
Signage: Building
Lot Size: 0.53 Acres
Frontage: 100
Depth: 316
Parking Spaces: 26
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1932
Yr Renovated: 2020
Building Class: C
Ceilings: 7'-10'
Construction Type: Concrete, Masonry

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS:

Traffic Count: 10,900



SALE/LEASE INFORMATION:

Sale Price: \$950,000
Price / SF: \$68.99

FINANCIAL INFORMATION:

Taxes: \$10,097.94
Tax Year: 2023

PROPERTY DESCRIPTION:

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