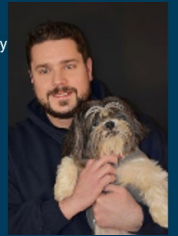


# FOR SALE

## Prime West Main Commercial Opportunity 6100 W Main St Belleville, IL

Brendan Barone, Broker  
618-606-3829 cell  
6150 Trace on the Parkway  
Edwardsville, IL 62025



- 2,616 SF commercial building
- Highly visible West Main St frontage in a well-traveled commercial corridor
- Sits on nearly half-acre lot
- Annual Average Daily Traffic: 13,400 VPD
- Former Bank Building
- Price: \$375,000
- Legal / Tax Parcel Info: 07-12.0-219-024
- Solid curb appeal and structural design suitable for office, retail, medical, financial, or service uses

*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.*