

Vincent Lee

Commercial Sale/Lease

10/21/2024 5:04 P.M.

Customer Report



Last LP: \$1,550,000.00 **ML#:** 24032248
Addr: 189 WASHINGTON AVE COM/A
(Click to view Map)
Twn: BELLEVILLE **Zip:** 07109
(Click to view Town Info)
City#: 07 **CityLoc:** 200 **Area#:** 0701
Direct: BETWEEN WASHINGTON AVE AND RUTGERS ST
Orig LP:
Sold:
SD: **UCD:** **DOM:**

SqFt for Lease:		SqFt for Sale:	6139	MinSF for Lease:	
Build/Complex:	NONE	Sub Style:	FREE STD	For Sale/Lease:	S
Style:	RETAIL	\$/SqFt:		Liquor License:	
Lease Amnt\$:		Office SqFt:		Lease Type:	
Office Rent:		Unit of Msur:		Lease Term:	
Total Size:	6139	Coverage:		Tenancy Typ:	
Land Assessment:		Lot Size(acres):		Zoned:	COM/COM
Bldg Assessment:		Contiguous Land:		Expandable:	
Taxes:	\$26,098	Avail:		Free Standing:	Y
Floor/Unit Desc:		Bldg Front:		Mortgage Info:	
Road Front:		Construction:	BRICK/BLOCK	Cooking:	Y
Restrictions:		Floor Load:		Windows:	
Easements/Assess:		Tailgate Docks:	Lev: 2	Floor Const:	ASPHALT SHINGLE
Year Built:	1947	Column Spacing:		Sprinklers:	
#Floors:	1	Elev Capacity:		Floor Drains:	
Drive-Ins:		Alarm:		Cranes:	Refrig: Y
Rail Access:		#Parking Spaces:	2	Addl Parking:	
#Elevators:					
#Lavatories:	2				
Ceiling Height:	10				

Waterfront:	NONE	Flood Plain:	NONE
Rent Incl:	TAX	Ownership:	PRIVATE
Utilities:	O/SEE RMKS	Heat/Cool:	GAS
Possession:	61-90		

Location:
Transportation: Dept. of Envrrmt Protect Status:
Prior Use:

THE FREE STANDING COMMERCIAL BUILDING FOR SALE IN THE HEART OF DOWNTOWN OF BELLEVILLE. THE HIGH VISIBLE 92 FEET FRONTAGE WITH 92X66 CORNER LOT SIZE. BUS STOP IN FRONT AND HIGH DENSITY RESIDENTIAL AREA. THE PROPERTY HAS TWO LAVATORIES, TWO WALK IN BOXES AND A COOKING PERMIT(IT CAN BE CONVERTED ANY RESTAURANTS). CURRENTLY BUSINESS OF CONVENIENCE STORE WITH FLOWER SHOP IS RUNNING BUT IT WILL BE DELIVERED TO VACANT WITHIN 60 DAYS AFTER SIGNING CONTRACT.



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