

**MAIN STREET BELLEVILLE
MIXED USE
BUILDING FOR SALE**



CALEB ANTHONIS

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**18 E MAIN STREET
BELLEVILLE, ILLINOIS 62220
3,200 S.F. | \$299,000 (\$93.44)**

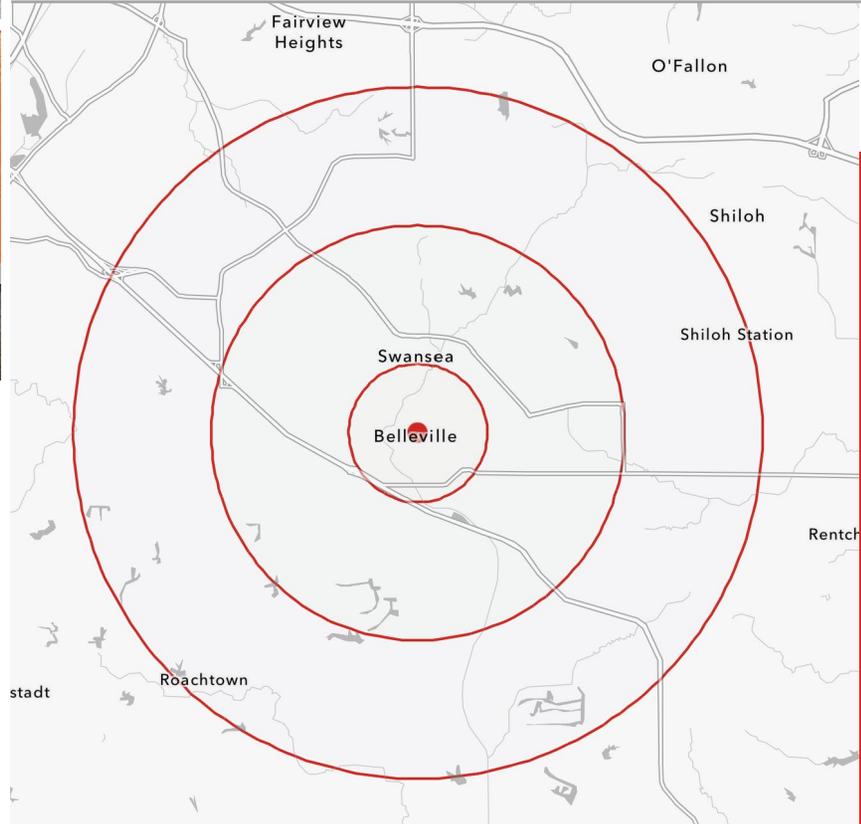
FOR SALE

PROPERTY INFORMATION



- HISTORIC MAIN STREET MIXED USE BUILDING IN DOWNTOWN BELLEVILLE WITH STRONG STREET PRESENCE AND PEDESTRIAN VISIBILITY
- IDEAL OWNER USER OR VALUE ADD OPPORTUNITY WITH POTENTIAL TO OCCUPY SPACE AND LEASE ADDITIONAL AREAS FOR INCOME
- COMPETITIVELY PRICED AT \$92/S.F. WITHIN COMPARABLE RANGE OF \$86 TO \$112 PER S.F. PRIME WALKABLE LOCATION IN DOWNTOWN BELLEVILLE (WALK SCORE 87) NEAR RESTAURANTS, RETAIL, PROFESSIONAL SERVICES AND METROLINK
- STEPS FROM THE ST CLAIR COUNTY COURTHOUSE PROVIDING CONSISTENT DAYTIME FOOT TRAFFIC FROM LEGAL AND GOVERNMENT PROFESSIONALS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	10,332	49,706	91,597
HOUSEHOLDS 	4,322	21,934	39,780
AVERAGE HH INCOME 	\$67,204	\$83,169	\$96,266

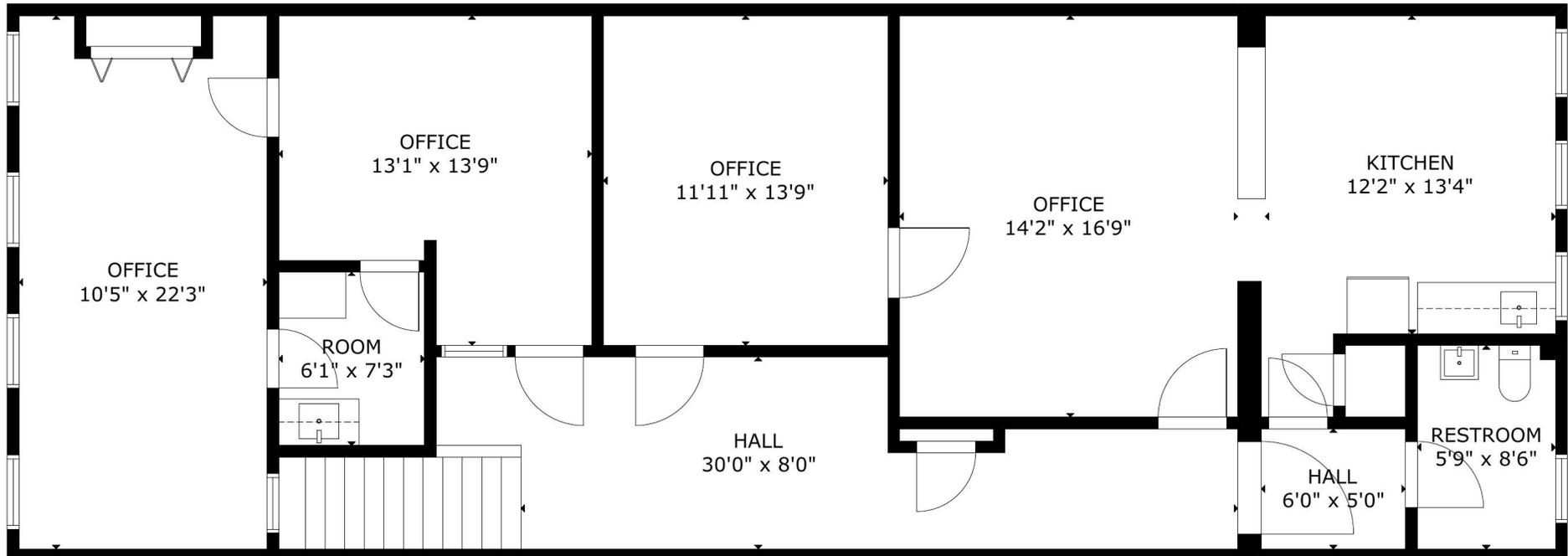


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2ND FLOOR OFFICE



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,433 sq ft
FLOOR 1: 1,433 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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