



Suite 823
800 SF

Suite 811-813
6,450 SF

800 SF - 6,450 SF RETAIL SUITES AVAILABLE FOR LEASE

811-825 S Belt West, Belleville, IL 62220

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AREA MAP

811-825 S Belt West, Belleville, IL 62220



LOCATION OVERVIEW

Located on IL Route 13 (S Belt West) off the roundabout to IL Route 15. Building is visible from Route 15 and has an ADT of 20,100. Outside the city limits of Belleville.

PROPERTY PHOTOS & INFORMATION - SUITE 823

811-825 S Belt West, Belleville, IL 62220

EXTERIOR



OPEN WORK STATIONS



WATER & DRAIN HOOK-UP



WASHER/DRYER HOOK-UP



KITCHENETTE



Suite 823 - 800 SF

A former salon and barbershop with three hot and cold water hook ups, washer and dryer hookups, employee break area and separate kitchenette and dining prep.

LEASE RATE: \$12.00/SF, Gross

PROPERTY PHOTOS & INFORMATION - SUITE 811-813

811-825 S Belt West, Belleville, IL 62220

EXTERIOR



Suite 811-813
6,450 SF

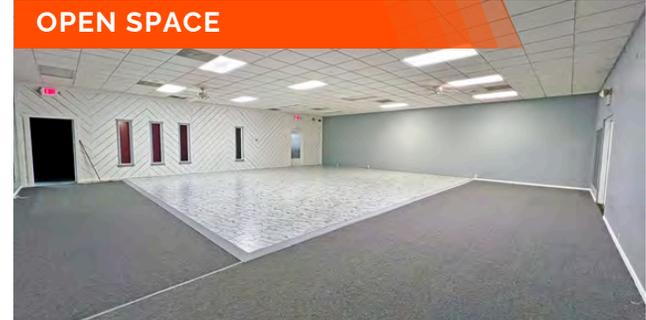
OPEN SPACE



OPEN SPACE



OPEN SPACE

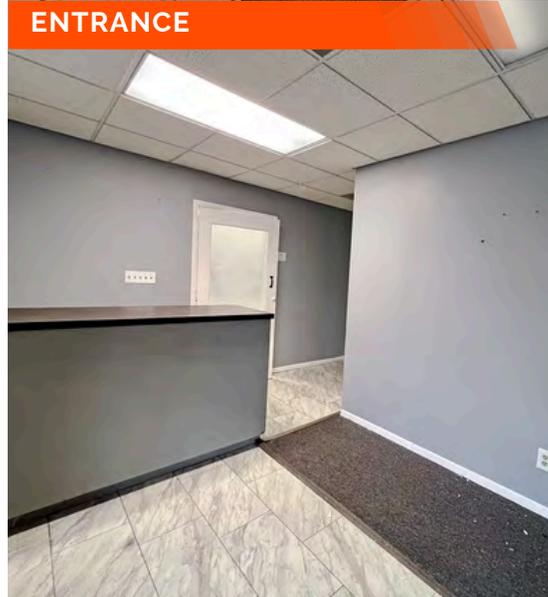


KITCHEN



FLOORPLAN
*Not to scale

ENTRANCE



Suite 811-813 - 6,450 SF

A former event venue and fitness studio. Suites can be demised down to 2,725 SF and 3,725 SF.

LEASE RATE: \$6.50/SF, Gross

OFFICE/RETAIL SUMMARY

811-825 S BELT WEST

LISTING # 2819

LOCATION DETAILS:

Parcel # 08-28.0-146-008
County: IL - St. Clair
Zoning: B-2 - St. Clair County

PROPERTY OVERVIEW:

Building SF: 12,450
Vacant SF: 7,250
Usable Sqft: 7,250
Min Divisible SF: 800
Max Contig SF: 6,450
Retail SF: 7,250
Signage: Monument, Building, Marquee
Lot Size: 0.87 Acres
Frontage: 350
Depth: 183
Parking Spaces: 24
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1975
Renovated: 2020
Building Class: C
Ceilings: 8' - 9'
Construction Type: Frame / Vinyl, Vinyl & Metal



LEASE INFORMATION:

Lease Rate: \$6.50 - \$12.00
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$17,524.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 6,050

PROPERTY DESCRIPTION:

2 retail suites available for lease.
Suite 823 (800 SF) is a former salon and barbershop with three hot and cold water hook ups, washer and dryer hookups, employee break area and separate kitchenette and dining prep.
Suite 811-813 (combined 6,450 SF) is a former event venue and fitness studio. Suites can be demised down to 2,725 SF and 3,725 SF. Profiles well for a workout facility, martial arts or dance studio.