

FOR SALE

3540 N Belt W.
Suite A
Belleville, IL 62226



2,716 SF OFFICE BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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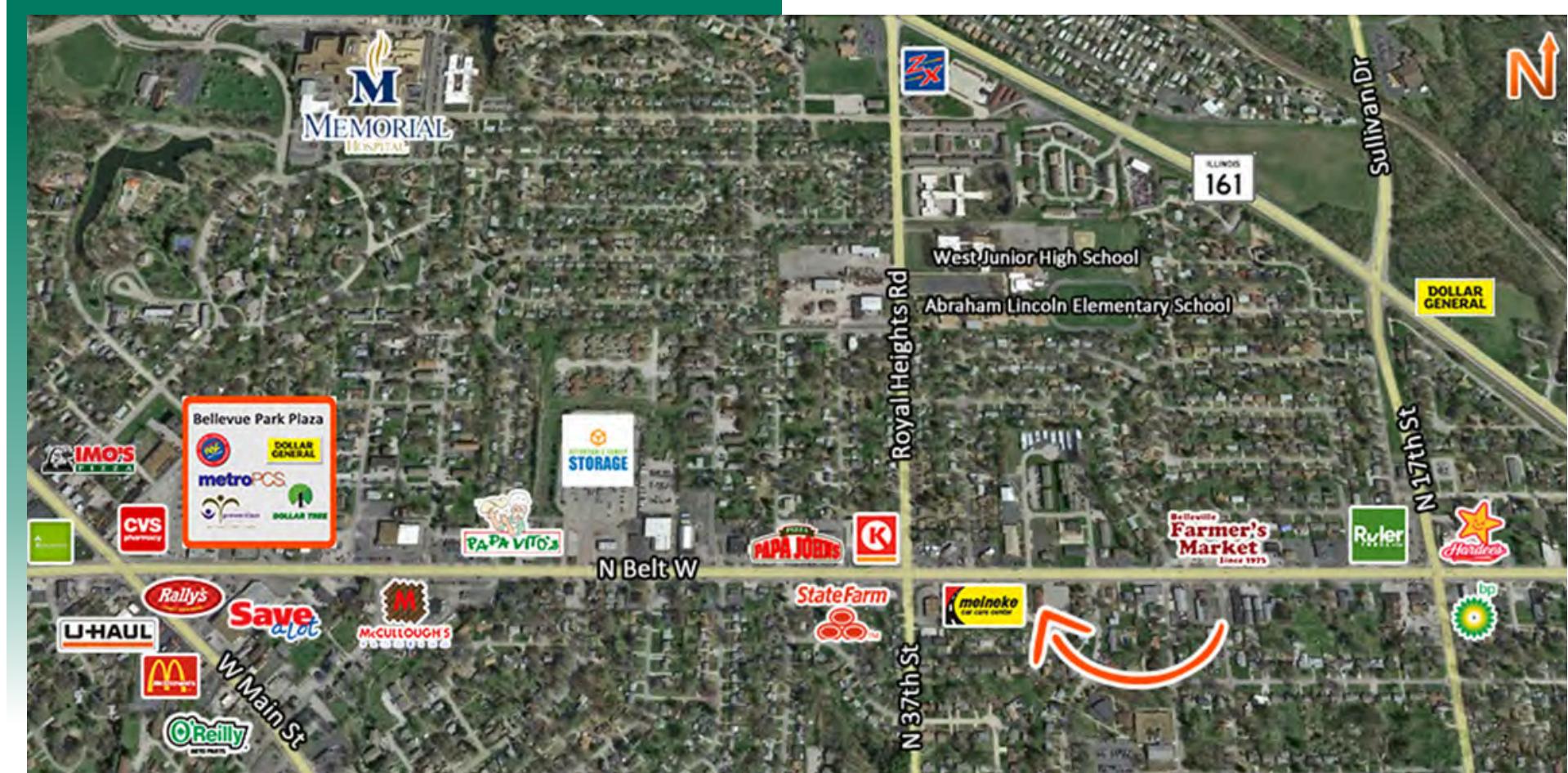
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3540 North Belt West, Suite A, Belleville, IL 62226



LOCATION OVERVIEW

Conveniently located off N Belt West in a high visibility location on main thoroughfare. Less than 3 miles from St Clair County Courthouse and Belleville's Downtown Public Square.



14,300
ADT



BRICK
EXTERIOR



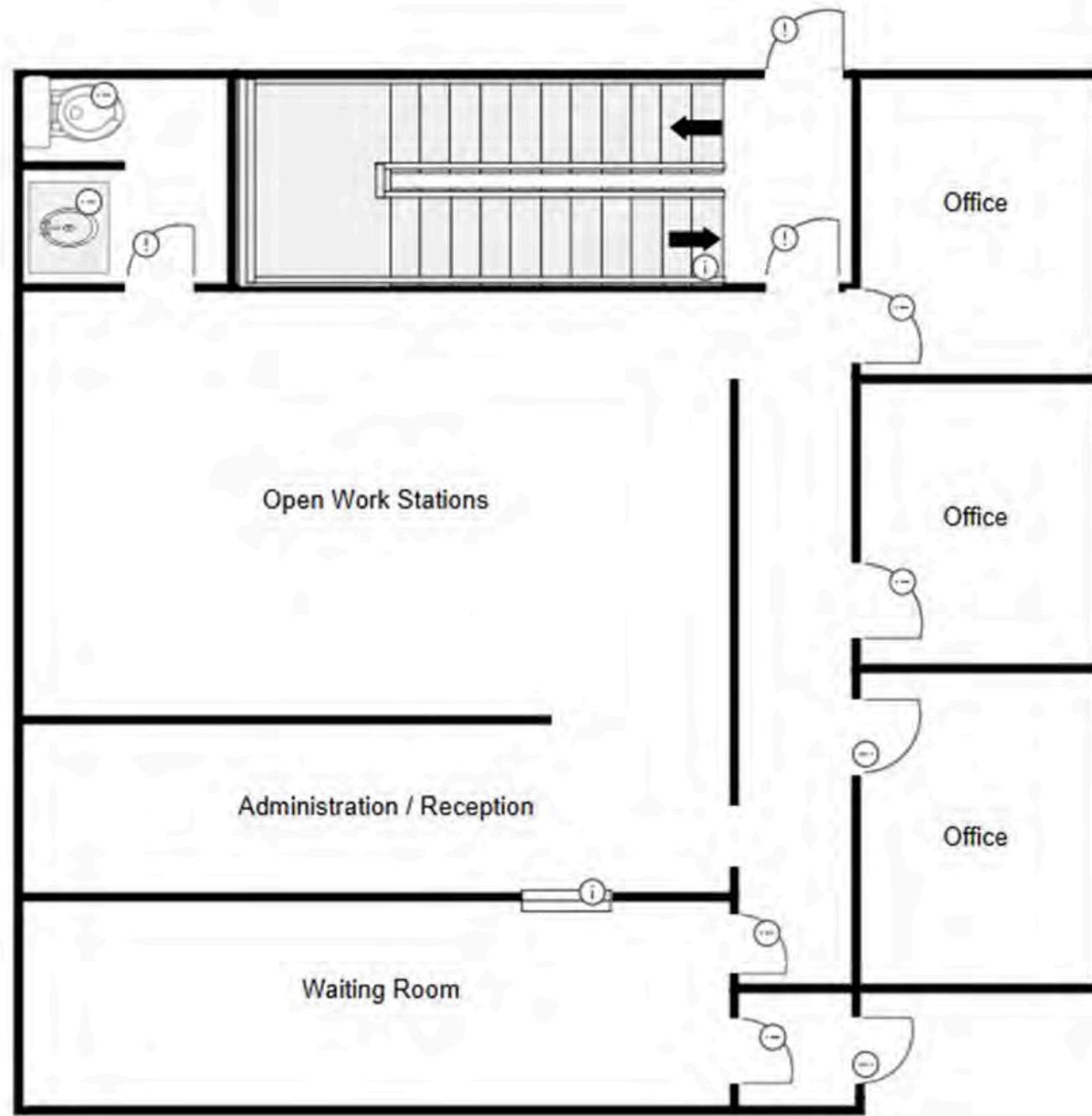
10 PARKING
SPACES



MONUMENT
SIGNAGE

FLOOR PLAN

3540 North Belt West, Suite A, Belleville, IL 62226



*Not to scale

PROPERTY PHOTOS

3540 North Belt West, Suite A, Belleville, IL 62226



OFFICE/RETAIL PROPERTY SUMMARY

3540 N BELT W

LISTING # 3024

LOCATION DETAILS:

Parcel #: 08-17.0-200-004

County: IL - St. Clair

Zoning: C-1



PROPERTY OVERVIEW:

Building SF: 2,716

Vacant SF: 2,716

Min Divisible SF: 2,716

Office SF: 2,716

Signage: Monument, Building

Lot Size: 0.11 Acres

Parking Spaces: 10

Parking Surface Type: Asphalt

SALE INFORMATION:

Sale Price: \$115,000

Price / SF: \$42.34

DEMOGRAPHICS:

Traffic Count: 14,300

STRUCTURAL DATA:

Year Built: 1984

Building Class: C

Ceilings: 7' - 9'

Construction Type: Brick

PROPERTY DESCRIPTION:

2,716 SF former law office available for sale. 1,358 SF on main level and 1,358 SF on lower level. Three spacious offices with a waiting room, administration area, and open work stations. Restrooms are located on both main level and lower level. Lower level has two unfinished offices, with additional storage and a breakroom.