

PRICE
REDUCTION

FOR SALE

3540 N Belt W.
Condo A
Belleville, IL 62226



1,358 SF OFFICE CONDO

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

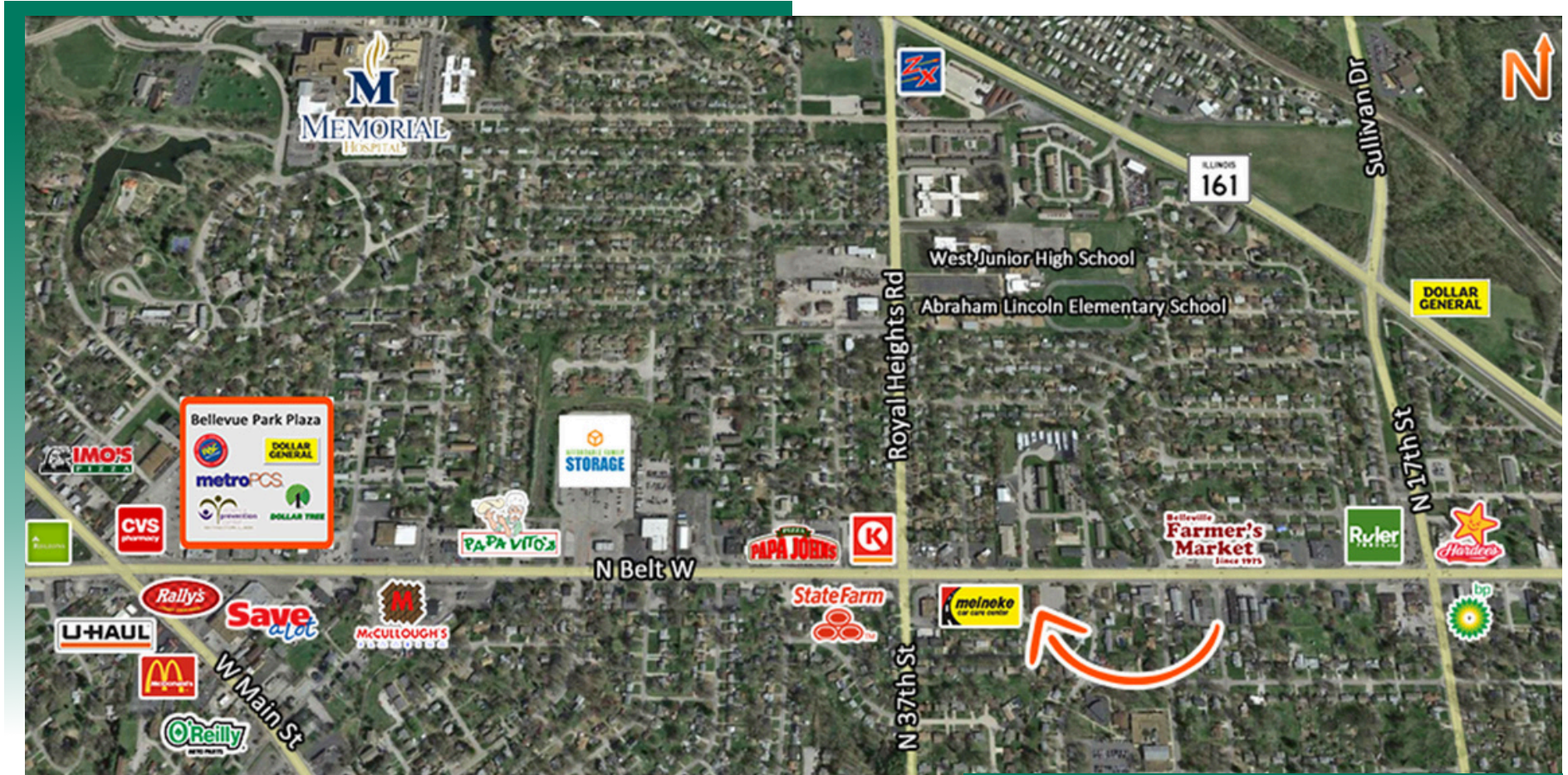
Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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, Condo 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



10 PARKING
SPACES



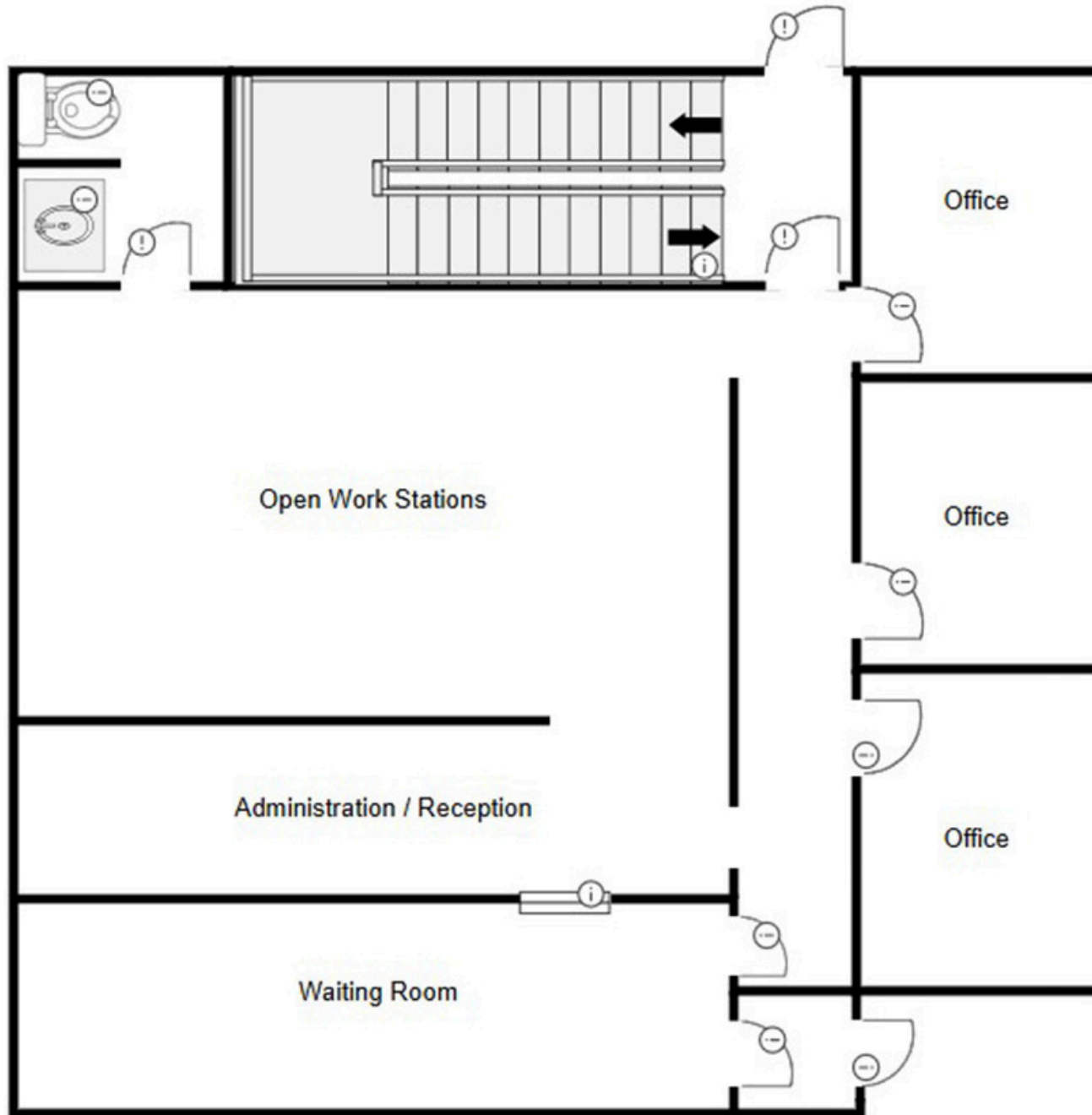
BRICK
EXTERIOR



MONUMENT
SIGNAGE

FLOOR PLAN

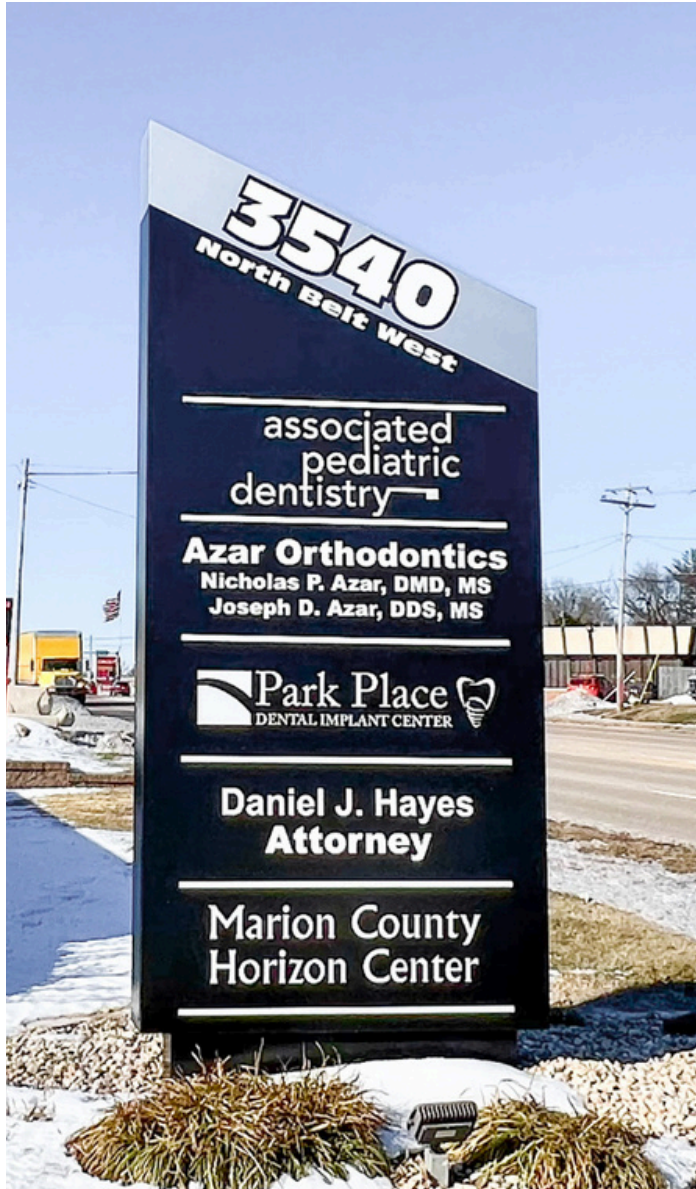
3540 North Belt West, Condo A, Belleville, IL 62226



*Not to scale

PROPERTY PHOTOS

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



OFFICE/RETAIL PROPERTY SUMMARY

3540 N BELT W (CONDO A), BELLEVILLE, IL 62226

LISTING # 3024

LOCATION DETAILS:

Parcel #: 08-17.0-200-004
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 1,358
Vacant SF: 1,358
Usable Sqft: 1,358
Min Divisible SF: 1,358
Max Contig SF: 1,358
Office SF: 1,358
Retail SF: 1,358
Signage: Monument, Building
Lot Size: 0.11 Acres
Frontage: 80
Depth: 60
Parking Spaces: 10
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1984
Yr Renovated: 2018
Building Class: C
Ceilings: 8' - 9'
Construction Type: Brick



SALE INFORMATION:

Sale Price: \$105,000
Price / SF: \$77.32

DEMOGRAPHICS:

Traffic Count: 14,300

PROPERTY DESCRIPTION:

Affordable owner-user building with monument signage on 14,300 ADT corridor. 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 large storage and breakroom. Ideal set up for an attorneys, accountants, dentists, therapists, insurance agents, tax preparers, small medical users, nonprofits, or home-based businesses.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MIKE DURBIN
Broker Associate
O: (618) 277-4400
C: (618) 960-8675
miked@barbermurphy.com