

# For Sale or Lease | Office / Retail Complex

811-821 South Belt West, Belleville, IL 62220



- ❖ **3 Building - Office / Retail Complex totaling 11,645 SF available for Sale**
- ❖ **2,725 SF Office Space for Lease – join tenants Studio 21, Nail Craze and Detail Solutions**
- ❖ **Located on Route 13 (6,500 ADT) with easy access to Hwy 15 (25,700 ADT)**

**Reduced Sale Price: \$499,000**

**Lease Rate: \$9.00 per SF, NNN**



COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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Individual Memberships

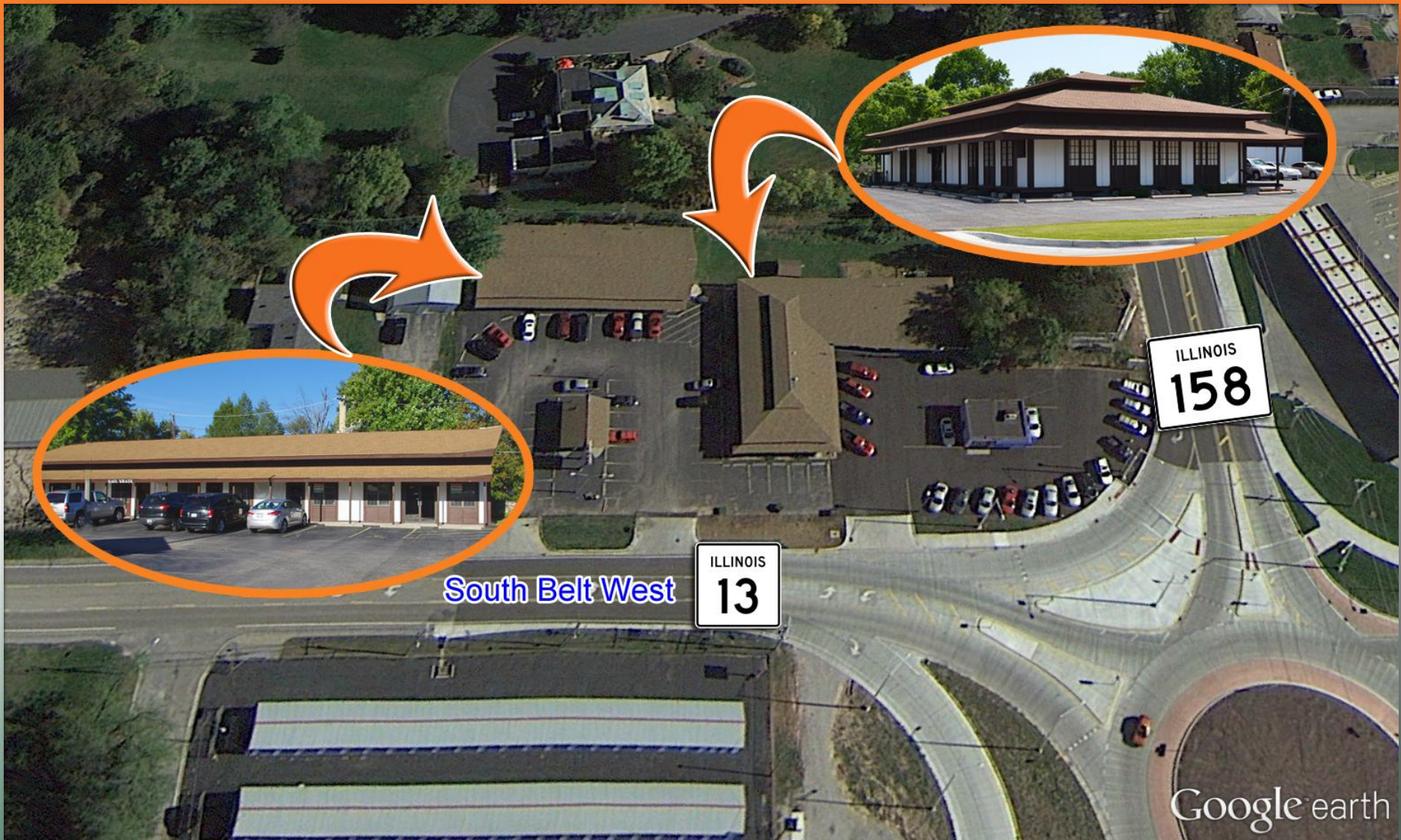


Individual Memberships



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.





South Belt West

ILLINOIS  
13

ILLINOIS  
158

Google earth



# BARBERMurphy GROUP

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**Office 4,845 SF**

Far East  
817-819-821 South Belt West  
Belleville, IL 62220

## SALE INFORMATION

**For Sale:** Yes  
**Sale Price:** \$499,000  
**Sale Price/SF:** \$102.99  
**CAP Rate:**

## LEASE INFORMATION

**For Lease:** Yes  
**Lease Rate:** \$9.00  
**Lease Type:** NNN  
**Net Charges:**  
**CAM Charges:**  
**Term:**



## SQUARE FEET AVAILABLE

**Building Total:** 4,845 SF  
**Total Available:** 2,725 SF  
**Direct Lease:** 2,725 SF  
**Sublease:** 0 SF  
**Office:** 4,845 SF  
**Retail:** 4,845 SF  
**Max Contiguous:** 2,725 SF  
**Min Divisible:** 908 SF  
**Leasing Comments:**

## Comments

Nice office space in Far East complex.

\$499,000 includes 3 buildings - Office / Retail Complex totaling 11,645 SF

## PROPERTY INFORMATION

**File No:** 1295  
**Parcel No:**  
**Complex:** Far East  
**County:** Saint Clair  
**Zoning:** C-1  
**Zoning By:** Belleville  
**Acres:** 1.06  
**Frontage:**  
**Depth:**  
**Year Built:** 1975  
**Rehab Year:**  
**Class:** C  
**Floors:** 1  
**Sprinklers:** No  
**Ceiling Height:** 9  
**Parking:** 16  
**Traffic Count:**  
**Property Tax:**  
**Tax Year:**  
**TIF:** No  
**Enterprise Zone:**

## Listing Broker(s)

Gregg Butler  
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**Retail** 6,800 SF  
**GYM**

811- 821 South Belt West - Fitness Center  
811 - 821 South Belt West  
Belleville, IL 62220

## SALE INFORMATION

**For Sale:** Yes  
**Sale Price:** \$499,000  
**Sale Price/SF:** \$42.85  
**CAP Rate:**

## LEASE INFORMATION

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Term:**



## SQUARE FEET AVAILABLE

**Building Total:** 6,800 SF  
**Total Available:** 6,800 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 6,800 SF  
**Retail:** 6,800 SF  
**Max Contiguous:** 3,400 SF  
**Min Divisible:** 3,400 SF  
**Leasing Comments:**

## Comments

Building 1 - 6,800 SF Office/Retail Space, Currently Leased.  
Building 2 - 4,845 SF Office/Retail Building of which 2,725 SF is available for lease. Existing tenants occupy the remaining space.

Building 3 - 600 SF Office/Retail Building with existing tenant. Located on Route 13 with high visibility from Route 15.

Asking price includes all 3 buildings for a total of 11,645 SF

## PROPERTY INFORMATION

**File No:** 1295  
**Parcel No:** 08280146000  
**Complex:** Far East Fitness  
**County:** Saint Clair  
**Zoning:** C-1  
**Zoning By:** Belleville  
**Frontage:** 75 FT  
**Year Built:** 1975  
**Class:** C  
**Sprinklers:**  
**Parking:** 24  
**Property Tax:** \$2,014  
**TIF:** No  
**Acres:** 1.06  
**Depth:** 75 FT  
**Rehab Year:** 2010  
**Floors:** 1  
**Ceiling Height:** 9  
**Traffic Count:** 6,500 ADT  
**Tax Year:**  
**Enterprise Zone:**

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