

For Sale or Lease

1148 Royal Heights Road Belleville, IL 62226

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Office/Medical Building

- 9,990 Total SF Building
- 3,000 SF Available to Lease
- 3 Lots Totaling 46,773 SF (Approximately 1.08 Acres)
- Near Memorial Hospital and the Belleville Post Office off IL Rte. 161
- Close to 161 and Frank Scott Parkway
- Located in TIF District and Enterprise Zone
- Motivated Seller
- Taxes Reduced for year 2015
- Ample Parking
- **Lease Rate: \$12.00 per Square Foot Gross**
- **Sales Price \$425,000.00**

EXPERIENCE... DEDICATION... RESULTS...



For information contact:

LINDA MILLER

LINDA@KUNKELCOMMERCIAL.COM

618.632.8200 OFFICE

618.444.3888 MOBILE

618.632.5608 FAX

784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



LAND SITE INFORMATION

Site Location:	<u>Medical/Office Building</u>		
Address:	<u>1148 Royal Heights Rd</u>		
City:	<u>Belleville</u>	State: <u>IL</u>	Zip: <u>62226</u> County: <u>St. Clair</u>
Site Size:	<u>3 Parcels</u>	Subdivide Site: <u>no</u>	Topography: <u>Flat</u>
Frontage:	<u>100'</u>	Depth: <u>154'+-</u>	
Permanent Parcel #:	<u>08-08.0-201-001, 08-08.0-201-002, 08-08.0-201-003</u>		
Water:	<u>Il. American</u>	Located: <u>On Site</u>	
Sewer:	<u>Belleville Sewer</u>	Located: <u>On Site</u>	
Natural Gas:	<u></u>	Located: <u>On Site</u>	
Electric:	<u></u>	Located: <u>On site</u>	
Zoning Classification:	<u>Commercial</u>	By: <u>Belleville</u>	
Traffic Count:	<u>7800 on Royal Hgts & 16,000 on Rt 161</u>	Taxes: <u>Re-assessed</u>	
Business District	<u>No</u>	TIF: <u>yes</u>	
Industrial Park:	<u>No</u>	Name: <u></u>	
Rail Service:	<u></u>	Rail Road Name: <u></u>	
Sale Price:	<u>\$425,000.00</u>	Terms: <u></u>	
Land Lease:	<u></u>	Terms: <u></u>	

This Investment is located near Memorial Hospital and 161, offering easy accessibility to customers / patients.
This property is located in a TIF District and Enterprise Zone. 2015 Real Estate Taxes have been substantially lowered.
Location is minutes from Fairview Heights, Interstate 64 and Route 157 & 159. Being within 10 minutes to Downtown St. Louis,
you can expand your Missouri business to Illinois immediately.

KUNKEL COMMERCIAL GROUP

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