

THREE UNIT 3,557 SF COMMERCIAL BUILDING FOR SALE/LEASE

1040 Carlyle Ave., Belleville, IL 62221



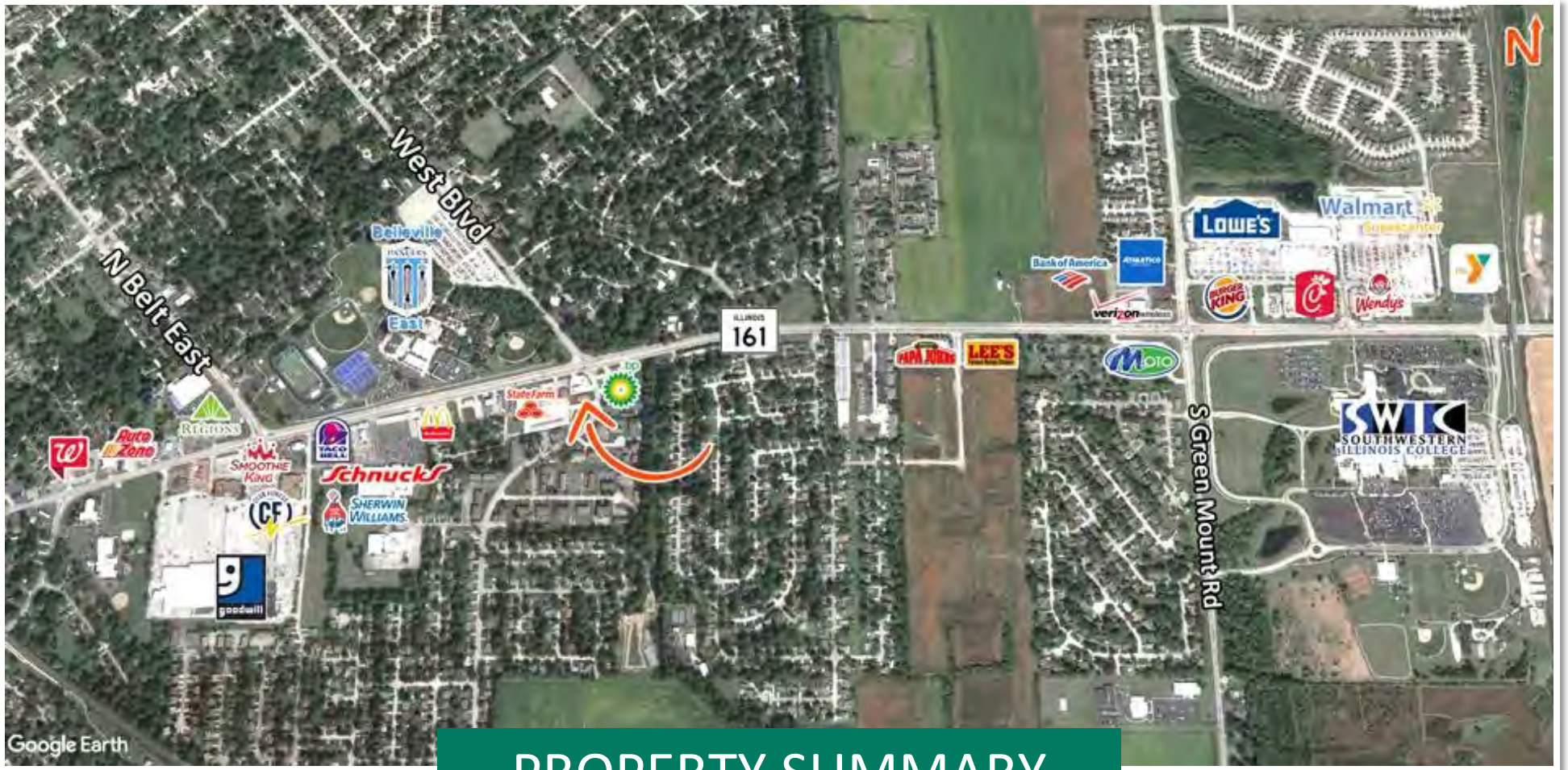
REDUCED SALE PRICE: \$299,000
LEASE RATE: \$12-\$14/SF, Modified Gross

BARBERMURPHY

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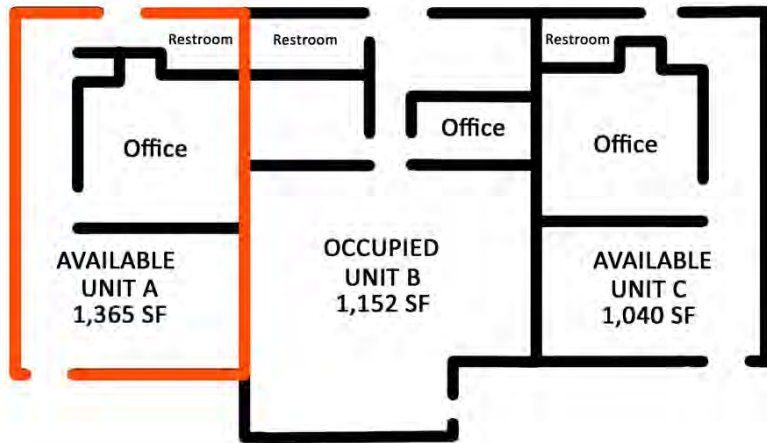




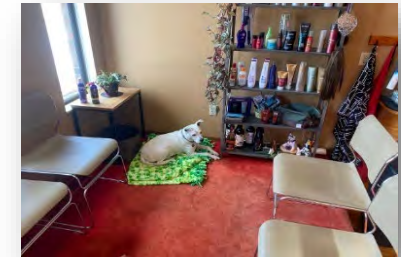
PROPERTY SUMMARY

- 3,557 SF Building for Sale/Lease - Includes Beauty/Barber Shop
- 16,600 ADT on Carlyle Ave. (Route 161)
- Located in a TIF District & Enterprise Zone
- 117' of Frontage on Carlyle Ave. (Route 161)

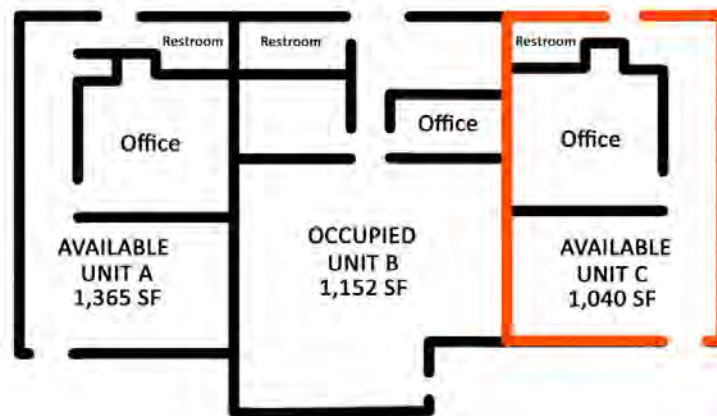
SUITE A – 1,365 SF



SUITE B – 1,152 SF OCCUPIED



SUITE C – 1,040 SF



Listing No: 2538**Office & Beauty Shop**1040 Carlyle Avenue
Belleville, IL 62221**SALE INFORMATION:**

For Sale: Yes
Sale Price: \$299,000
Sale Price/SF: \$84.05
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$14.00
Lease Type: Modified Gross

Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Suite A is 1,365 SF Open Office/Retail Space with storage and a break area.
 Suite B is 1,152 SF Beauty Shop/Barber Shop (FF&I to be sold separately)
 Suite C is 1,040 SF Open Office/Retail Space with roughed in plumbing to add sinks or a hook up washer/dryer.

Comments

Three Unit Building For Sale
 Located across the street from Belleville East High School at Carlyle Avenue and West Boulevard. Includes Marquee Sign.
 ADT count of 16,600

Total SF Available: 3,557 SF
Min Divisible SF: 1,040 SF

SQUARE FOOT INFO:

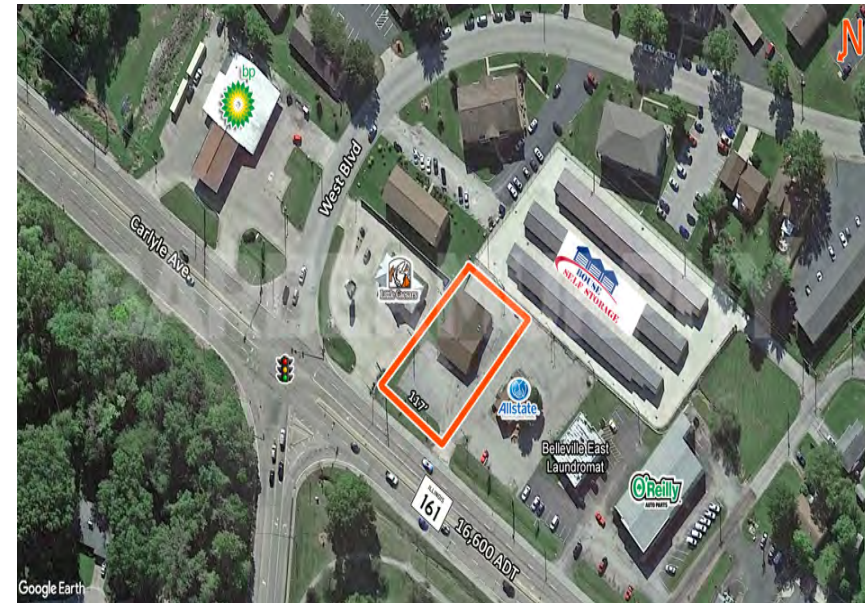
Building Total: 3,557 SF
Total Available: 3,557 SF
Direct Lease: 3,557 SF
Sublease:
Office: 3,557 SF
Retail: 3,557 SF
Min Divisible: 1,040 SF
Max Contiguous: 3,557 SF

LAND MEASUREMENTS:

Acres: 0.49
Frontage: 117 FT
Depth: 185 FT

PROPERTY INFORMATION:

Parcel No:	08-34.0-300-023	TIF:	Yes	Parking:	16
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	HB	Survey:	No	Traffic Count:	17,500
Zoning By:	Belleville	Environmental:	Yes	Property Tax:	\$9,633.00
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Beauty				

**STRUCTURAL DATA:**

Year Built:	1986	Clearance Min:	8	Exterior:
Rehab Year:	2018	Clearance Max:	10	Bay Spacing:
Floors:	1	Floor Drains:		Sprinklers:
Class:	C			

Listing Broker(s)

Tony Smallmon
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