

Sale or Lease

12,972 SF Office Building



615-621 South Belt West Belleville, IL 62220

- ◆ 12,972 SF Newly Remodeled Office Building
- ◆ 4,326 SF available for Lease
- ◆ Corner location at South Belt West and State Street, Good visibility from IL Route 15.
- ◆ 8,000 Cars Per Day on South Belt West
- ◆ New parking lot
- ◆ Sale: \$785,000
- ◆ Lease: \$5.00 per SF NNN



BARBERMurphy
GROUP
COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard
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Individual Memberships



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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.

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Office 12,972 SF
Office/Retail

615-621 South Belt West
Belleville, IL 62220

SALE INFORMATION

For Sale: Yes
Sale Price: \$785,000
Sale Price/SF: \$60.52
CAP Rate:

LEASE INFORMATION

For Lease: Yes
Lease Rate: \$5.00
Lease Type: NNN
Net Charges:
CAM Charges:
Term:



SQUARE FEET AVAILABLE

Building Total: 12,972 SF
Total Available: 4,326 SF
Direct Lease: 4,326 SF
Sublease: 0 SF
Office: 12,972 SF
Retail: 12,972 SF
Max Contiguous: 2,670 SF
Min Divisible: 1,656 SF
Leasing Comments:

Comments

13,000 SF Newly Remodeled Office/ Retail Building with new parking lot. 4,326 SF Available For Lease, divisible to 1,656 SF. Corner location at South Belt West and State Street, Good visibility from IL Route 15. Agent Owned.

PROPERTY INFORMATION

File No:	765-1	
Parcel No:	08-28.0-306-013/016	
Complex:		
County:	Saint Clair	
Zoning:	C-2, Heavy Commercial	
Zoning By:	City of Belleville	Acres: 1.25
Frontage:	342 FT	Depth: 164 FT
Year Built:	1961	Rehab Year: 2005
Class:	B	Floors: 1
Sprinklers:	No	Ceiling Height:
Parking:	120	Traffic Count: 8,000 ADT
Property Tax:	\$11,819	Tax Year: 2010
TIF:	No	Enterprise Zone: No

Listing Broker(s)

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