

9,775 SF +/- Office/Retail/Warehouse Building on .52 Acres

3525 West Main Street, Belleville, IL 62226



- ❑ 9,775 SF +/- Building (3,240 SF Office/Showroom & 6,535 SF Warehouse) on .52 Acres
 - ❑ Excellent Visibility with 150' of Frontage on West Main Street
 - ❑ 16' Ceiling Height
 - ❑ Seven (7) Drive-In Overhead Doors
 - Six (6) 12' x 12'
 - One (1) 12' x 11'6"
 - ❑ 200 AMP Electric
 - ❑ Office Spaces Heated & Cooled
 - ❑ Gas Heat
 - ❑ Roofing: Rubber Roof with some Shingles
 - ❑ 10 Asphalt Parking Spaces
 - ❑ Signage: On Building
 - ❑ Zoned C-2 Heavy Commercial by City of Belleville
 - ❑ 13,000 Vehicles per Day
 - ❑ Property is located in:
 - Enterprise Zone (Expires Dec., 2031)
- Excellent Owner/User or Investment Opportunity
(Currently 1 Tenant)

SALE PRICE: \$406,000.00 (\$41.54 per SF)

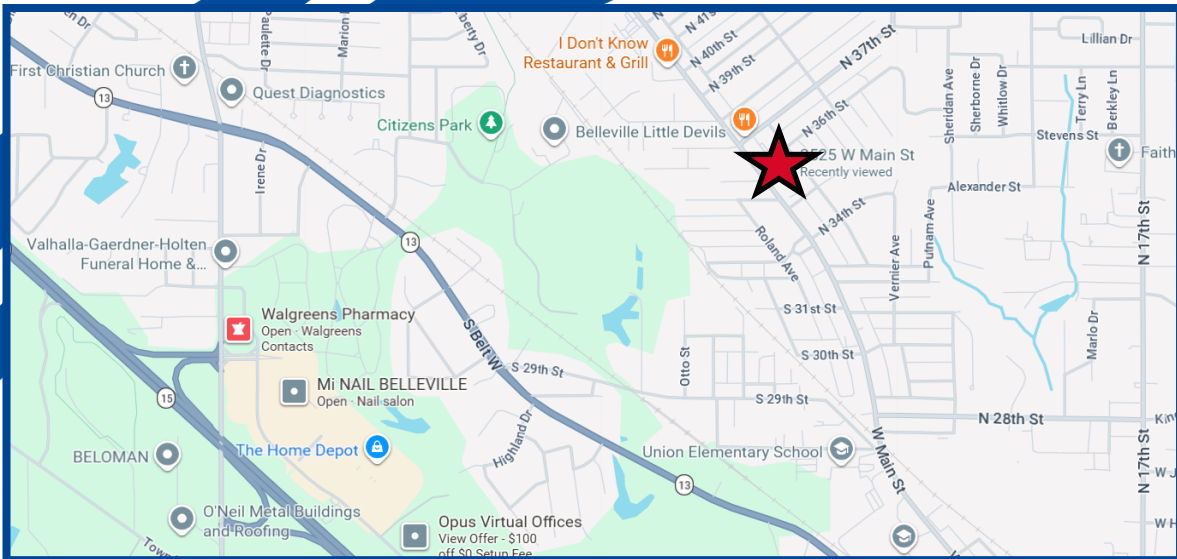
Linda Miller, Broker
618.444.3888

LindaM.remmaxcommercial@gmail.com

1668 Windham Way
O'Fallon, IL 62269

PreferredCommercialRE.org

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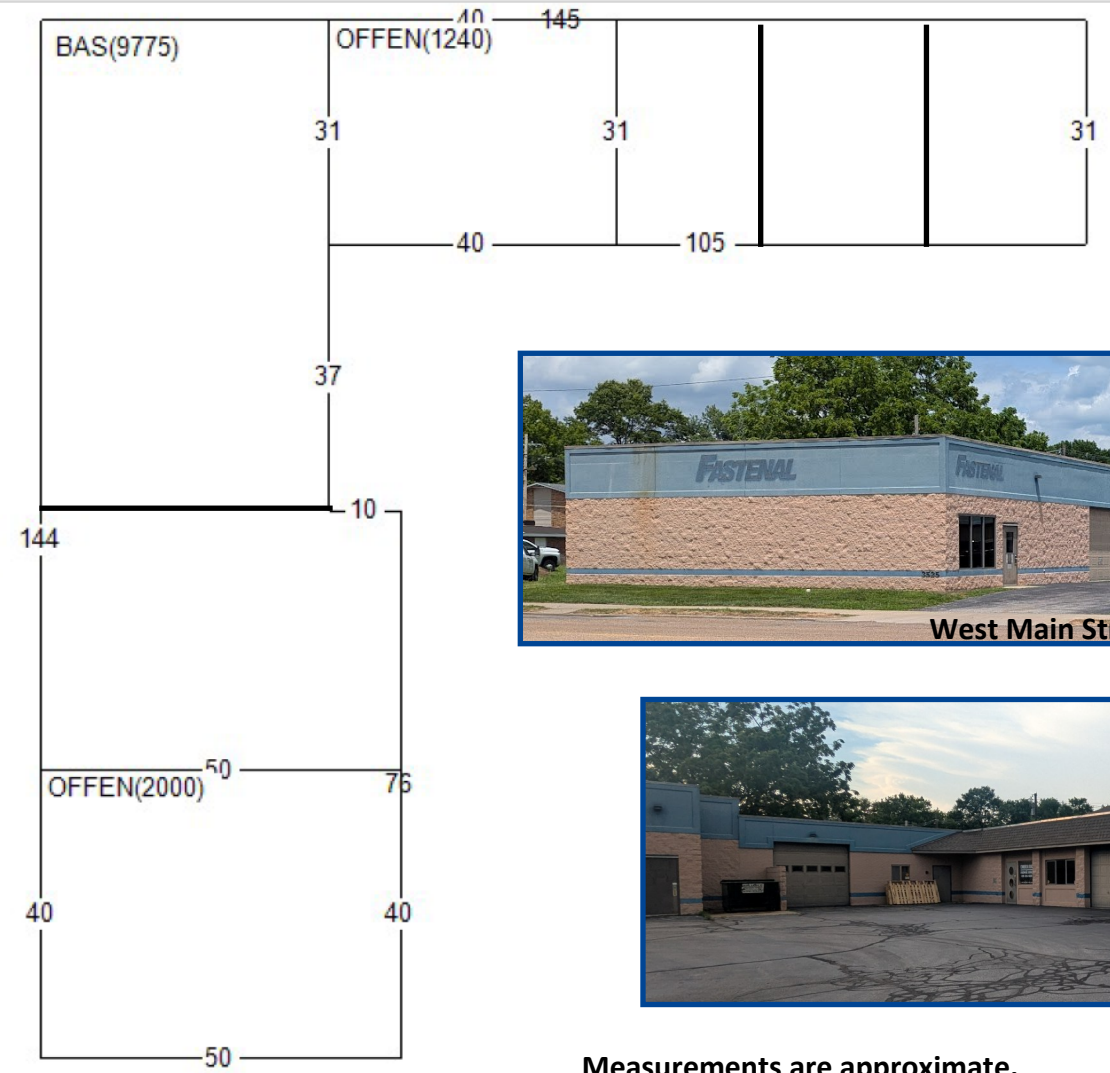
Subject Property

- ❑ 150' of Frontage on West Main Street
- ❑ 13,000 Vehicles per Day



FLOOR PLAN
 SALE PRICE: \$406,000.00

3525 West Main Street, Belleville, IL 62226



West Main Street

Measurements are approximate.

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.

PROPERTY DESCRIPTION

SALE PRICE: \$406,000.00

3525 West Main Street, Belleville, IL 62226

LOCATION INFORMATION

Building Name	9,775 SF Office/Retail/Warehouse Building
Street Address	3525 W. Main Sreet
City, State, Zip	Belleville, IL 62226
County	St. Clair
Market	St. Louis/Metro East
Nearest Highway	IL Rte 159 and Highway 13 & 15
Nearest Interstate	I-255

PROPERTY DETAILS

Property Type	Retail/Office/Warehouse
Zoning	C-2 Heavy Commercial by the City of Belleville
Lot Size	.52 Acres
Parcel No.	08-17.0-320-043
Lot Frontage	150'
Lot Depth	150'
Taxes/Year	\$9,282.18/2025

BUILDING INFORMATION

Building Size	9,775 SF (3,240 Office/Showroom 6,535 SF Warehouse)
Remodeled	1980
Gross Usable Area	9,775 SF
Roof	Majority Rubber Roof & Shingles
Construction	Block & Concrete
Electric	200 AMP
Heat	Gas
Air	Electric

PARKING & TRANSPORTAION

Parking Type	Asphalt
# of Spaces	10
Parking Description	Contiguous to Building

Market Overview

Belleville, Illinois is the seat of St. Clair County. Belleville is the eighth-most populated city in Illinois outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is also the seat of the Roman Catholic Diocese of Belleville and the National Shrine of Our Lady of the Snows. Belleville is known for annually hosting one of the Best Art Shows in the Country.

Belleville is the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. Due to the proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors and military retirees. Belleville leaders are long-standing supporters of Scott Air Force Base. The Belle-Scott Committee has been in existence since 1950 working to promote good relationships between Belleville and Scott Air Force Base.

Southwestern Illinois College has a large campus in Belleville. The City's top employers include Scott Air Force Base, Memorial Hospital and Southwestern Illinois College.



Art On The Square



St. Clair County Court House on Belleville Public Square



		1 MILE	3 MILE	5 MILE
2018 DEMOGRAPHICS	POPULATION	10,285	51,612	108,509
	EMPLOYEES	5,870	26,736	52,346
	MEDIAN HH INCOME	\$37,879	\$54,175	\$56,836

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