

825 West Main St Belleville IL 62220



MLS #16014729

Zoned: Commercial **C Type:** Retail

Lot size: .23 Acres

Lot Dim: 100 X 100

Occupancy: Tennant

TOCO—Tapestry of Comm Offerings

Tax ID #: 08-21.0-330-013

Taxes: \$2828—2015

Building Sq. Ft: 5,061

1st Fl: 2811

2nd Fl: 2250

Ceiling Height: 12 ft.

Bldg Type: 2 Stories

Roof: Flat

Exterior: Brick

Cooling: Central-Electric

Heating: Forced Air/Hot Water System

Current Use: Retail

Potential Use: Office/General, Professional Services,
Retail Operation, Service Center, Warehouse

Utilities: Gas

REMARKS: Commercial Building for Sale with Existing Tenant! Large 2 Story all brick building on W. Main St. in Belleville with high average daily traffic count. Building is currently used as a retail business. Includes two parcels - additional parcel is 08-21.0-330-014. Exterior painted 2015, brand new roof 2016, building has original wood floors, 12' ceilings on main floor, 1/2 bath, 2 electric and 2 gas meters and has alley access at the back of the building with double steel doors that open off of the back of the building for loading/unloading. There is additional parking in a city owned public parking lot across the street from the property. Tenant pays \$850 per month, plus all utilities and has been a tenant for approximately 5 years. Property is located in flood zone 'x' which is outside 500 year flood zone. Agent owned. Selling As Is. This property has many possibilities - don't miss out!



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