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1801

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CASA
Of Southwestern Illinois

Online Only Real Estate Auction

1801 North Belt West, Belleville, IL 62226

7,926± SF COMMERCIAL BUILDING
ZONED C-2
HEAVY COMMERCIAL
MULTI TENANT OPPORTUNITY



Bidding Closes: 5PM
Thursday, May 21, 2026

Viewing: 12-1PM
Thursday, May 14, 2026

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Notified of ALL of our Upcoming Auctions

County: St. Clair ♦ 2024 Taxes: \$7,177

Exemptions: None

Parcel Number: 08-08.0-415-012

Zoning: C-2, Heavy Commercial

Total Lot Size: 0.79± Ac

Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

1801 North Belt West Property Information

7,926± SF ♦ Year Built: 1960 ♦ Forced Air Heating/Cooling ♦ Electric: Circuit Breaker, 3 Meters ♦ Electric Heat Pump (4)
Zoned HVAC ♦ Electric Water Heater ♦ Water & Sewer: Public ♦ Roof: Flat/Shingle ♦ 38 Paved Asphalt Parking Spaces
Basement: Partial, Unfinished, Slab

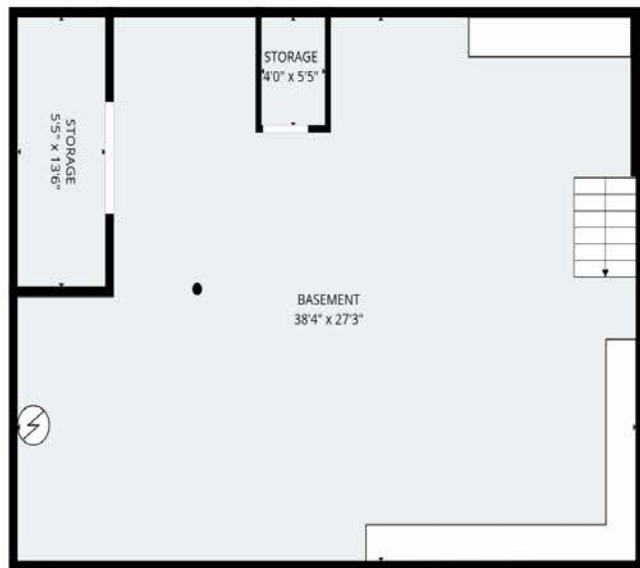


This 7,926± SF commercial building offers a multi tenant opportunity positioned along a major Metro East corridor with approximately 15,000 vehicles per day. The building is divided into three suites, each well suited for professional, office, or medical use. Suite 1 includes 2,995± SF with a reception area, eight private offices, two conference rooms, and basement access for storage or potential expansion. Suite 2 offers 1,348± SF and features a waiting room, five private offices, a kitchenette, and access to an unfinished basement. Suite 3 contains 3,148± SF with a reception area, eleven office or exam rooms with water access, two kitchenettes, and a storage room, making it ideal for medical or professional services. All suites share centrally located men's and women's restrooms. The property is zoned C 2, Heavy Commercial within the City of Belleville, and any non permitted use would require city approval. Additional features include zoned HVAC, separate electric and water meters for each suite, and a large, paved parking lot with approximately 38 spaces. The building sits on a 0.79± acre corner lot in a highly traveled commercial corridor surrounded by office and retail businesses, offering excellent visibility and consistent exposure. Located just minutes from the Public Square, this site provides convenient access to major roadways throughout the Metro East region. This property presents an excellent opportunity for investors or owner users seeking flexible suite configurations in a strong commercial corridor. or owner users seeking flexible suite configurations in a strong commercial corridor.



Suite #1 Photographs



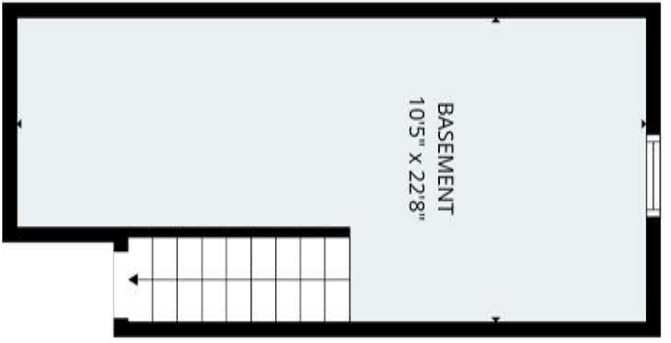


Basement

Suite #2 Photographs



Basement



Suite #3 Photographs





1st floor