

0.72 ACRE LOT FOR SALE

421 South Belt East
Belleville, IL 62220



PROPERTY HIGHLIGHTS

0.72 Acre Corner Lot located at the corner of South Belt East and Freeburg Ave. 13,000 CPD. Proposed Round-A-Bout at intersection. All utilities on site.

BUILDING SF	2,728	SIGNAGE TYPE	N/A
LAND SF	31,363	1-MILE (POP.)	8,848
YEAR BUILT	1957	3-MILE (POP.)	44,343
PARKING	40	MED. INCOME	\$52,625
TRAFFIC COUNT	13,100 VPD	SPACE USE	



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AREA INFORMATION

Close proximity to Illinois Route 15, fast food restaurant's, Belleville Fair Grounds and C-Stores.



LEGAL INFORMATION

TAX PARCEL ID	08-27.0-311-022
2023 RE TAXES	\$7,557.90
ZONING	C-2 Heavy Commercial

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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