



208 East Main St. ~ Belleville, IL 62220

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## ADAMS PROPERTIES

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Listing Price \$525,000

ID # 08-22.0-339-049

Real Estate...consists of a huge 3 story building located in the heart of the business district. This building has been totally renovated with approximately 18,000 sq ft of space. Building features include large store front windows, monitored security system and partial commercial kitchen, Victorian architecture, operating 1904 birdcage elevator and sprinkler system and many more upgrades. The building also includes a beautiful 3rd floor loft and a full / dry basement. Avg. monthly utilities \$1,000.00 2005 taxes \$3,978.96. Incentives include: TIF district, enterprise zone, 10% rehabilitation tax credits, 50% tax credits for ADA compliance and adjacent to municipal parking lot. Attention all commercial developers / investors. Don't let this one slip away. This area is booming with new growth.