

# FOR SALE

Former Valvoline Instant Oil Change  
4524 West Main  
Belleville, IL 62226



**Sales Price**  
**\$165,000**

**PRICE  
REDUCTION**

## Property Highlights

- Approximately 1,400 SF
- Zoned C-2 Heavy Commercial
- Located at signalized intersection of W. Main & N. Belt West
- Approximately 100' wide X 150' deep

## Additional Information

- Perfect for Automotive Use
- Building easily converted for other uses
- Building features lower level great for storage or inventory

<b>MARKET DEMOS</b>	<b>1mile</b>	<b>3miles</b>	<b>5miles</b>
<b>2010 Population</b>	<b>10,526</b>	<b>48,241</b>	<b>105,435</b>
<b>Households</b>	<b>4,875</b>	<b>20,692</b>	<b>44,148</b>
<b>Avg. HH Income</b>	<b>\$42,185</b>	<b>\$51,498</b>	<b>\$51,471</b>

For information contact Jim J. Otis: 314-434-4004 [jjotis@otisandclark.com](mailto:jjotis@otisandclark.com)

1850 Craigshire Road, Suite 103, Saint Louis, MO 63146  
314.434.4004 phone 314.434.4113 fax [www.otisandclark.com](http://www.otisandclark.com)



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## Possible Conversions for Former Valvoline



Former Valvoline Instant Oil Change buildings can be used for many different retail purposes. The above photos are of a former Valvoline Instant Oil Change building that was converted into a Subway. The below photo is of a Valvoline that was converted into a Multi-Use tenant building.



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