

## Turn-Key Historic Restaurant & Bar for Lease

1013 North Main Street, Edwardsville, Illinois 62025  
Madison County

**Carter Marteeny - CCIM**

Phone: 618-304-3917

Email: carterm@barbermurphy.com

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	2645
Sale Or Lease:	For Lease
Property Type(s):	Retail, Restaurant/Bar
Building Size (Sqft):	4,328 Sqft.
Lot Size (Acres):	0.25 Acre(s)
Total Sqft Available:	4,328 Sqft.
Lease Rate:	\$4,000/Month, Modified Gross
Lease Type:	Modified Gross

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1013
Street:	North Main Street

### Square Foot Information

Building Total Sqft:	4,328 Sqft.
Total Sqft Available:	4,328 Sqft.
Direct Lease:	4,328 Sqft.
Retail:	4,328 Sqft.

### Property Information

Parcel No:	14-2-15-11-05-103-001
Zoning:	B2
Zoning By:	City of Edwardsville
Prior Use:	Bar/Restaurant
TIF:	Yes
Parking:	Off Street
Parking Surface Type:	Concrete/Gravel

Property Tax:	\$5,152.80
Tax Year:	2021
Traffic Count:	11,700

## Structural Data

Year Built:	1970
Rehab Year:	2021
Clearance Min:	9 ft
Clearance Max:	10 ft
Exterior:	Brick/Wood
Sprinklers:	Yes
Floors:	2

## Land Measurements

Acres:	0.25 Acre(s)
Frontage:	80 ft
Depth:	200 ft