

## 1,900 SF Established Turn Key Bar/Restaurant For Sale

1428 N Illinois, Swansea, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	2240
Sale Or Lease:	For Sale
Property Type(s):	Retail - Freestanding, Restaurant/Bar
Building Size (Sqft):	1,908 Sqft.
Total Sqft Available:	1,908 Sqft.
Sale Price:	\$320,000
Sale Price Per Sqft:	\$167.71

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	1428
Street:	N Illinois

### Square Foot Information

Building Total Sqft:	1,908 Sqft.
Total Sqft Available:	1,908 Sqft.
Direct Lease:	1,908 Sqft.
Min Divisible Sqft:	1,908 Sqft.
Max Contiguous Sqft:	1,908 Sqft.

### Facility Information

Heating:	Central
Cooling:	Central
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

### Property Information

### Structural Data

Parcel No:	08-15-0-307-002
Zoning:	Planned Business
Zoning By:	Village of Swansea
Parking:	32
Parking Surface Type:	Asphalt-Rock
Traffic Count:	14,400
Topography:	Flat

Year Built:	1897
Rehab Year:	1975
Class:	C
Clearance Min:	8 in
Clearance Max:	10 in
Roof:	Flat, Shingle
Exterior:	Combination
Floors:	1

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	On-Site
Sewer Provider:	Swansea Township
Sewer Provider Location:	On-Site
Gas Provider:	Ameren
Gas Provider Location:	On-Site
Electric Provider:	Ameren
Electric Provider Location:	On-Site
Telecom Provider Service:	Charter/Spectrum