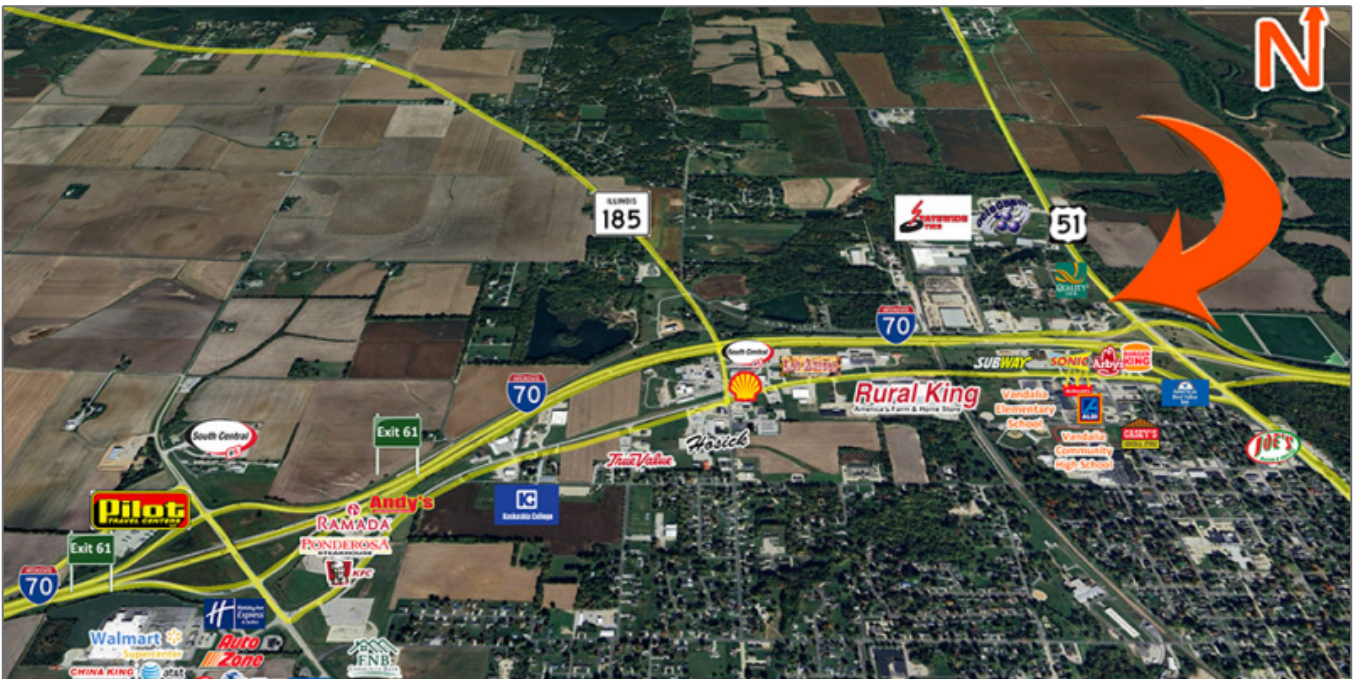


## Restaurant or Prime Redevelopment Site For Lease

701 Janette Drive, Vandalia, Illinois 62471  
Fayette County

**John L. Eichenlaub**  
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Email: johne@barbermurphy.com



### Basic Details

Listing No:	2906
Sale Or Lease:	For Lease
Property Type(s):	Land, Retail, Restaurant/Bar
Building Size (Sqft):	1,781 Sqft.
Lot Size (Acres):	1.09 Acre(s)
Total Sqft Available:	1,781 Sqft.
Lease Rate:	\$2,500.00 Per Month
Lease Type:	Modified Gross

### Address

Country:	US
State:	IL
County:	Fayette
City:	Vandalia
Zipcode:	62471
Street Number:	701
Street:	Janette
Street Suffix:	Drive

### Square Foot Information

Building Total Sqft:	1,781 Sqft.
Total Sqft Available:	1,781 Sqft.
Min Divisible Sqft:	1,781 Sqft.
Max Contiguous Sqft:	1,781 Sqft.

### Property Information

Parcel No:	18-14-09-108-003
Zoning:	CG
Zoning By:	Fayette
Prior Use:	Long John Silvers
Parking:	32
Parking Surface Type:	Asphalt
Property Tax:	\$8,400

Tax Year:	2022
Traffic Count:	23,600
Topography:	Level

## Structural Data

Year Built:	1976
Rehab Year:	2017
Clearance Min:	10 ft
Clearance Max:	10 ft
Roof:	Shingle
Floors:	1

## Utility Information

Water Provider:	City
Water Provider Location:	On-Site
Sewer Provider:	City
Sewer Provider Location:	On-Site
Gas Provider:	Ameren
Gas Provider Location:	On-Site
Electric Provider:	Ameren
Electric Provider Location:	On-Site

## Land Measurements

Total Acres Available:	1.09 Acre(s)
Frontage:	296 ft

## Transportation

Interstate:	I-70
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