

## Turn-Key Restaurant with Outdoor Patio & Drive-Thru

101-103 N Main St, Troy, Illinois 62294  
Madison County

**Carter Marteeny - CCIM**

Phone: 618-304-3917

Email: carterm@barbermurphy.com

**Collin Fischer - CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com



### Basic Details

Listing No:	2947
Sale Or Lease:	For Lease
Property Type(s):	Retail, Restaurant/Bar
Building Size (Sqft):	4,800 Sqft.
Lot Size (Acres):	0.45 Acre(s)
Total Sqft Available:	4,800 Sqft.
Lease Rate:	Restaurant-\$5,750/Mo, Drive-Thru \$2,300/Mo

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	101-103
Street:	N Main
Street Suffix:	St

### Property Information

Parcel No:	09-2-22-09-07-204-010
Zoning:	C-4
Parking:	25
Parking Surface Type:	Aspht
Property Tax:	\$17,096
Tax Year:	2023
Traffic Count:	9,000

### Structural Data

Year Built:	1965
Rehab Year:	2023
Class:	A
Clearance Max:	15 ft

## Land Measurements

Acres:	0.45 Acre(s)
Frontage:	140 ft
Depth:	140 ft