

## 10,000+ SF Turn-Key Grocery Store/Restaurant

620 North Main St, Smithton, Illinois 62285  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	2975
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Freestanding, Retail - Grocery/Convenience Store, Restaurant/Bar
Building Size (Sqft):	10,025 Sqft.
Lot Size (Acres):	1.09 Acre(s)
Total Sqft Available:	10,025 Sqft.
Sale Price:	\$1,950,000
Sale Price Per Sqft:	\$194.51

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Smithton
Zipcode:	62285
Street Number:	620
Street:	North Main
Street Suffix:	St

### Facility Information

Truck Dock:	2
Truck Dock Size:	10'
Dock Levelers:	Yes
Heating:	Yes
Cooling:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	13-28.0-401-046
Zoning:	B-1 General Business
Complex:	Smithton Kountry Market
Prior Use:	Grocery Store
Parking:	36
Parking Surface Type:	Asphalt

Property Tax:	\$27,104
Tax Year:	2023
Traffic Count:	9,300

## Structural Data

Year Built:	2022
Clearance Max:	12 ft
Roof:	Metal
Exterior:	Brick/Steel

## Land Measurements

Acres:	1.09 Acre(s)
Frontage:	157 ft