

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 7,516 SF Turn-Key Bar/Resturant

1324 Jamie Ln, Waterloo, Illinois 62298  
Monroe County

### Joe Hardin

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Email: JoeH@barbermurphy.com

### Katie . Bush

Phone: 701-213-3301

Email: katieb@barbermurphy.com



### Basic Details

Listing No:	2979
Sale Or Lease:	For Sale
Property Type(s):	Restaurant/Bar
Building Size (Sqft):	7,516 Sqft.
Lot Size (Acres):	2.34 Acre(s)
Total Sqft Available:	7,516 Sqft.
Sale Price:	\$1,499,000
Sale Price Per Sqft:	\$199.44

### Address

Country:	US
State:	IL
County:	Monroe
City:	Waterloo
Zipcode:	62298
Street Number:	1324
Street:	Jamie
Street Suffix:	Ln

### Square Foot Information

Building Total Sqft:	7,516 Sqft.
Total Sqft Available:	7,516 Sqft.
Min Divisible Sqft:	7,516 Sqft.
Max Contiguous Sqft:	7,516 Sqft.

### Facility Information

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

### Property Information

Parcel No:	07-13-101-004-000, 07-13-101-005-000
Zoning:	B-2 General Business

### Structural Data

Year Built:	1999
Rehab Year:	2023

	District
Zoning By:	City of Waterloo
Prior Use:	Operating Business(Still Open)
Parking:	75
Parking Surface Type:	Ashalt
Tax Year:	2022
Traffic Count:	22,000
Topography:	Flat

## Land Measurements

Acres:	2.34 Acre(s)
Frontage:	346 ft

## Transportation

Interstate:	I-255 (15 Mins)
Airport:	STL

Clearance Min:	9 in
Clearance Max:	22 in
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Mixed
Floors:	1

## Utility Information

Water Provider:	City of Waterloo
Water Provider Location:	On Site
Sewer Provider:	City of Waterloo
Sewer Provider Location:	On Site
Gas Provider:	City of Waterloo
Gas Provider Location:	On Site
Electric Provider:	City of Waterloo
Electric Provider Location:	On Site