

## 1,959 SF Turn-Key Restaurant/Drive-Thru

1140 South Illinois St, Belleville, Illinois 62220  
St. Clair County

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### Basic Details

Listing No:	2031
Sale Or Lease:	For Lease
Property Type(s):	Restaurant/Bar
Building Size (Sqft):	1,959 Sqft.
Lot Size (Acres):	1.37 Acre(s)
Total Sqft Available:	1,959 Sqft.
Lease Rate:	\$2,750.00 Per Month
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62220
Street Number:	1140
Street:	South Illinois
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	1,959 Sqft.
Total Sqft Available:	1,959 Sqft.
Direct Lease:	1,959 Sqft.
Retail:	1,959 Sqft.

### Property Information

Parcel No:	08-27.0-314-012 & 013
Zoning:	C-2
Zoning By:	Belleville
Parking:	23
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	16,900

## Structural Data

Year Built:	1979
Rehab Year:	2013
Clearance Min:	8 ft
Clearance Max:	10 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	1.37 Acre(s)
Frontage:	460 ft