

The Horseshoe Restaurant & Lounge

410 St. Louis Rd., Collinsville, IL 62234



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Property Summary



The Iconic Horseshoe Lounge is for Sale
This is your chance to own a tradition in Collinsville
A full remodel was completed in 2014 which included a full gut of the front and knock down and rebuild of the kitchen
Street improvements on St. Louis Rd. are planned for 2021

REDUCED SALE PRICE: \$375,000

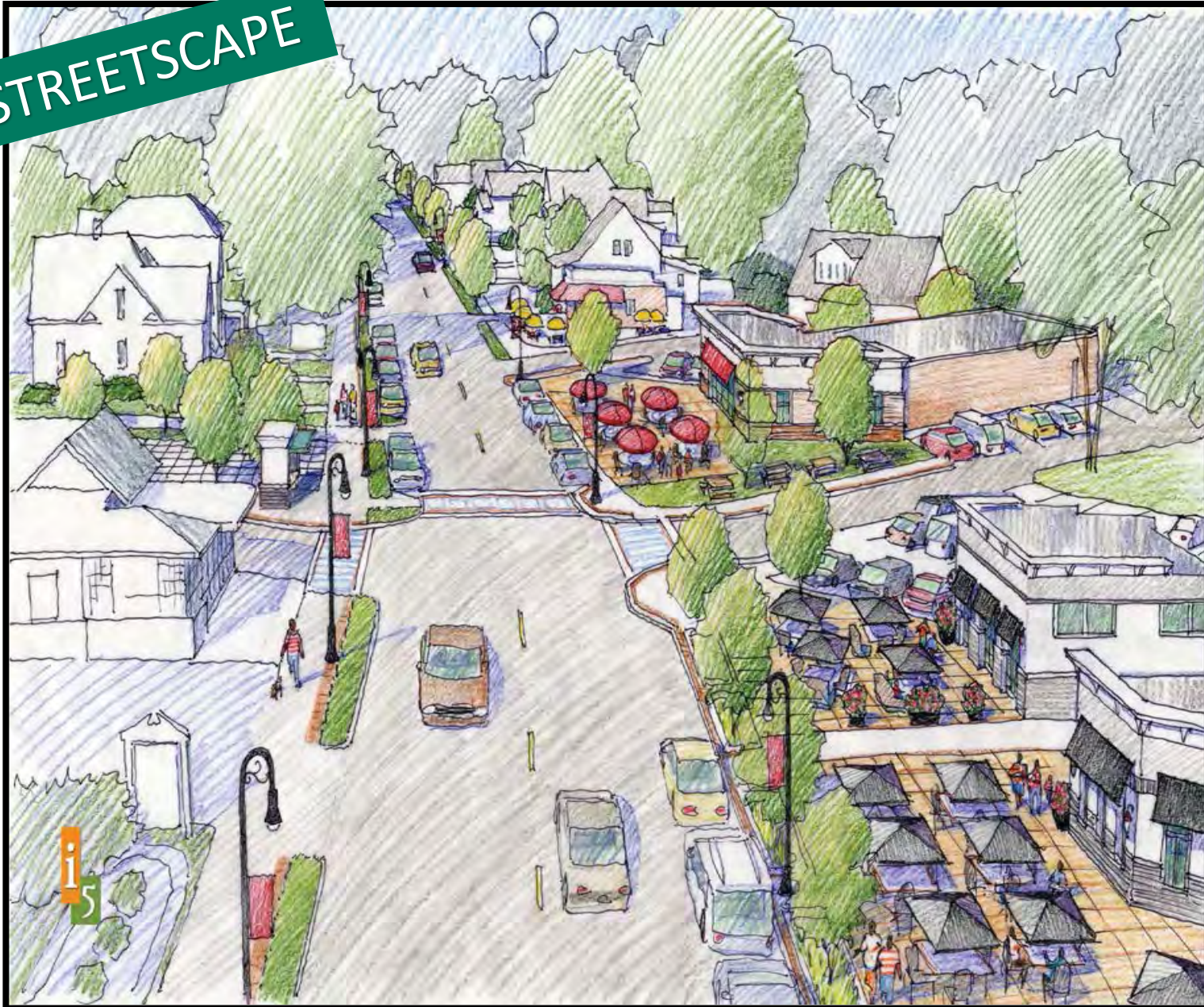
AERIAL



IMAGES



STREETSCAPE



A streetscape is planned for the area bringing a fresh new look to this part of St. Louis Rd. Click the link below to learn more...

<https://www.timestribunenews.com/2020/10/22/collinsville-city-council-approves-first-step-in-st-louis-rd-streetscape-project/>

Listing No: 2313

Retail / Restaurant

Horseshoe Lounge
410 St. Louis Rd
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$375,000
Sale Price/SF: \$77.16
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

The Historic Horseshoe Lounge in Collinsville, IL is for Sale. This is your chance to own a tradition in Collinsville. Full remodel in 2014 which included a full gut of the front and knock down and rebuild of the kitchen. New sprinkler system, new kitchen equipment, tables and chairs in 2014. Turn-key operation. Gaming room set up for slots. The classic Horseshoe bar is still in place. A street scape is planned for the area bringing a fresh new look to this part of St. Louis Rd. Extra parking available. Minutes away from Fairmont Park Racino.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 4,860 SF
Min Divisible SF: 4,860 SF

SQUARE FOOT INFO:

Building Total: 4,860 SF
Total Available: 4,860 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 4,860 SF
Min Divisible: 4,860 SF
Max Contiguous: 4,860 SF

LAND MEASUREMENTS:

Acres:
Frontage: 36 FT
Depth: 151 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-33-13-304-022	TIF: Yes	Parking: 18
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-4	Survey: No	Traffic Count: 6,800
Zoning By: Collinsville	Environmental: No	Property Tax: \$5,333.00
Complex:	Archaeological: No	Tax Year: 2022
Prior Use: Restaurant		



STRUCTURAL DATA:

Year Built: 1945	Clearance Min: 8'	Exterior: Stucco/Siding
Rehab Year: 2014	Clearance Max: 14'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers: Yes
Class:		

Listing Broker(s)

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