

# For Sale > Historic Bar & Restaurant

907 N. Illinois St., Belleville, IL 62220



**BARBERMURPHY**

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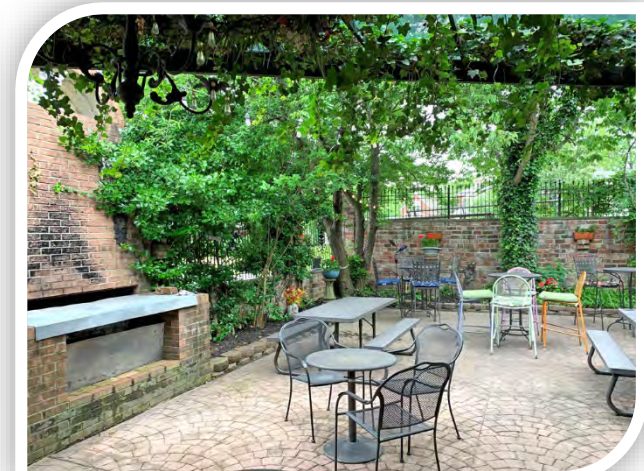
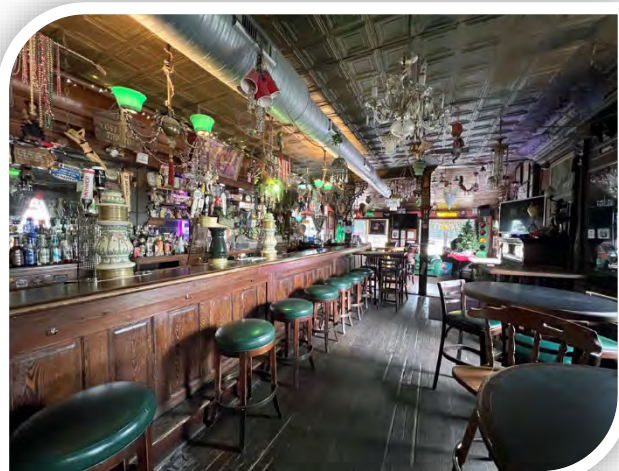
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



- 1,732 +/- SF (main level) bar & restaurant with 6 gaming machines
- Located at the northern entrance to Belleville from IL Route 159, less than a mile from the Square
- Large Beer Garden with additional outdoor seating
- All FF&E, aside from personal effects, included in sale
- Potential expansion on 1.54 Acre lot

**SALE PRICE: \$299,000**





**Listing No:** 2553

**Retail**

**Bar & Restaurant**

907 North Illinois Street  
Belleville, IL 62220

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$299,000  
**Sale Price/SF:** \$172.00  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

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

**Leasing Comments:**

Illinois Gaming Revenue Net Income for 2021 was \$105,872. 2022 Projections to exceed previous year.

**Comments**

1,732 SF +/- active bar located less than a mile from downtown Belleville. FF&E includes 3 drawer beer cooler, ice bucket / chest, small freezer, dry goods storage, 3 taps with 11 ends and 4 bowl sink. Personal effects not included with sale will be provided upon request. Hood and flat top grill with 2 fryers were removed and offsite, but will be included with sale. Upstairs space is unfinished

**Total SF Available:** 1,732 SF  
**Min Divisible SF:** 1,732 SF

**SQUARE FOOT INFO:**

**Building Total:** 1,732 SF  
**Total Available:** 1,732 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 1,732 SF  
**Min Divisible:** 1,732 SF  
**Max Contiguous:** 1,732 SF

**LAND MEASUREMENTS:**

**Acres:** 1.54  
**Frontage:** 50 FT  
**Depth:** 328 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-21.0-218-011	<b>TIF:</b> No	<b>Parking:</b> 40
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> C-2 Heavy Comm / B-1 MF	<b>Survey:</b> No	<b>Traffic Count:</b> 14,400
<b>Zoning By:</b> City of Belleville	<b>Environmental:</b> No	<b>Property Tax:</b> \$10,702.28
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2020
<b>Prior Use:</b> Sullivans		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1892	<b>Clearance Min:</b> 7	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 1980	<b>Clearance Max:</b> 10	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b>	<b>Sprinklers:</b> No
<b>Class:</b>		

**Listing Broker(s)**

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