

# RARE TURN-KEY BUSINESS OPPORTUNITY

230 West St. Louis St., Lebanon, IL 62254



**BARBERMURPHY**

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# AREA MAP



## PROPERTY SUMMARY

- Oldest Soda Fountain Shop in the U.S. (EST. 1850's)
- Excellent opportunity for expanding the business to include Private Dinner Shows, Private Parties, and Catering
- B & B upstairs with separate entrance
- All FF&E Included in Sale
- Located in the Historic District <https://drjazzsoda.com/>

**SALE PRICE: \$819,000 – with business**

**SALE PRICE: \$569,000 – without business**

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# EXTERIORS



# INTERIORS



This historic building dates back to 1850. It was first owned by T.A. Wilson, and for many years by the Freshour Family. It had always been a drug store until 2000, when Paul Krumsieg and his family, who had come to Lebanon from Chicago, gutted the building and began the tedious and time-consuming restoration work. One could find the Krumsieg family working inside and outside the building for a year and a half, getting the building in shape for the grand opening June 7, 2002, when Paul's dream became a reality -- the Dr. Jazz Soda Fountain and Grille. Today you will find visitors and homeowners sitting at the refurbished original soda fountain, enjoying the ice cream which is shipped here by truck from Wisconsin.

# THE SUITE



After the ice cream parlor was finished and up and running, the Krumsiegs turned their attention to the second floor of this building, which had been the telephone exchange from 1906 to 1952. Look for the concave grooves in the floor of the living room, made when the operators rolled their chairs back and forth while working on the switchboard. This space, now called the Dr. Jazz Luxury Suite, is designed for visitors to Lebanon, who would like to spend a night or more high atop historic St. Louis Street.



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**Listing No:** 2580**Retail****Restaurant**

Dr Jazz Soda  
230 West St. Louis Street  
Lebanon, IL 62254

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$819,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

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

**Leasing Comments:**

The Suite upstairs has 2 bedrooms, 2 full baths and 1/4 bath, washer dryer hook up, living room w pool table, TV, surround sound system.

**Comments**

Dr. Jazz Soda Fountain and Grill, and "BNB" Suite. Located in the Historic District, this is the oldest soda fountain in the US, established in 1850's. All equipment, contents and business included in the sale. Excellent opportunity for expanding the business to include private dinner shows, private parties, and catering. 400 Amp Electrical service (2001), Zoned A/C, Full Kitchen, Sound system with synchronized light show, antique player piano, cash register from 1880 shake mixers from 1887 and much more. SALE PRICE: \$819,000 (with business) / \$569,000 (without business)

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:** 3,344 SF  
**Min Divisible SF:** 3,344 SF

**SQUARE FOOT INFO:**

**Building Total:** 3,344 SF  
**Total Available:** 3,344 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 3,344 SF  
**Min Divisible:** 3,344 SF  
**Max Contiguous:** 3,344 SF

**LAND MEASUREMENTS:**

**Acres:** 0.04  
**Frontage:** 22 FT  
**Depth:** 75 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 05-19.0-317-001	<b>TIF:</b> No	<b>Parking:</b> Street
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b>
<b>Zoning:</b> Downtown	<b>Survey:</b> No	<b>Traffic Count:</b> 2750
<b>Zoning By:</b> Lebanon	<b>Environmental:</b> No	<b>Property Tax:</b> \$3,334.00
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2021
<b>Prior Use:</b> Restaurant		

**STRUCTURAL DATA:**

<b>Year Built:</b> 1850	<b>Clearance Min:</b> 10	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2001	<b>Clearance Max:</b> 12	<b>Bay Spacing:</b>
<b>Floors:</b> 2	<b>Floor Drains:</b>	<b>Sprinklers:</b> N
<b>Class:</b>		

**Listing Broker(s)**

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