

FOR SALE or
LEASE

HISTORIC RESTAURANT & BAR

1013 North Main Street, Edwardsville, Illinois 62025



BARBERMURPHY

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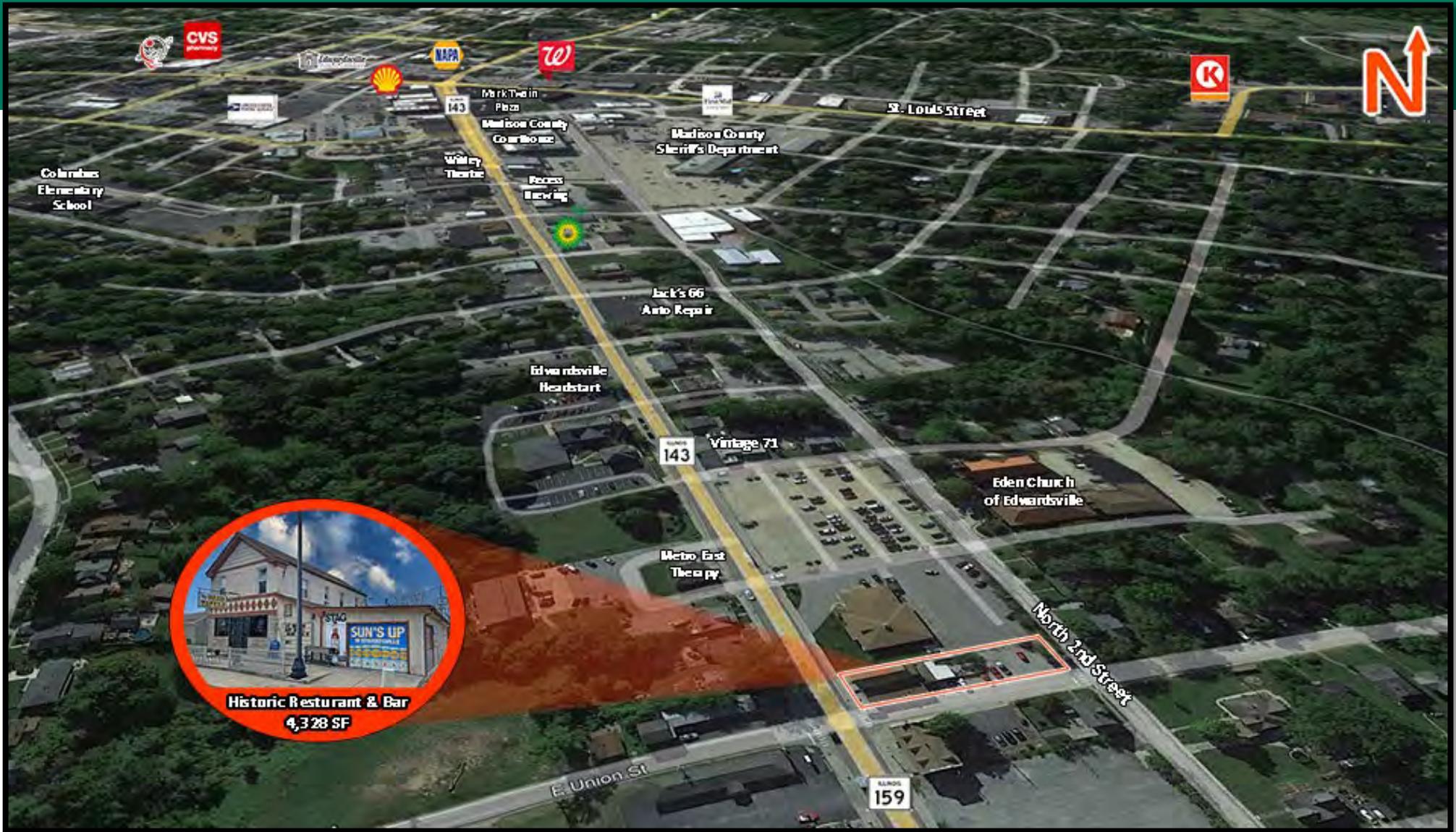
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP



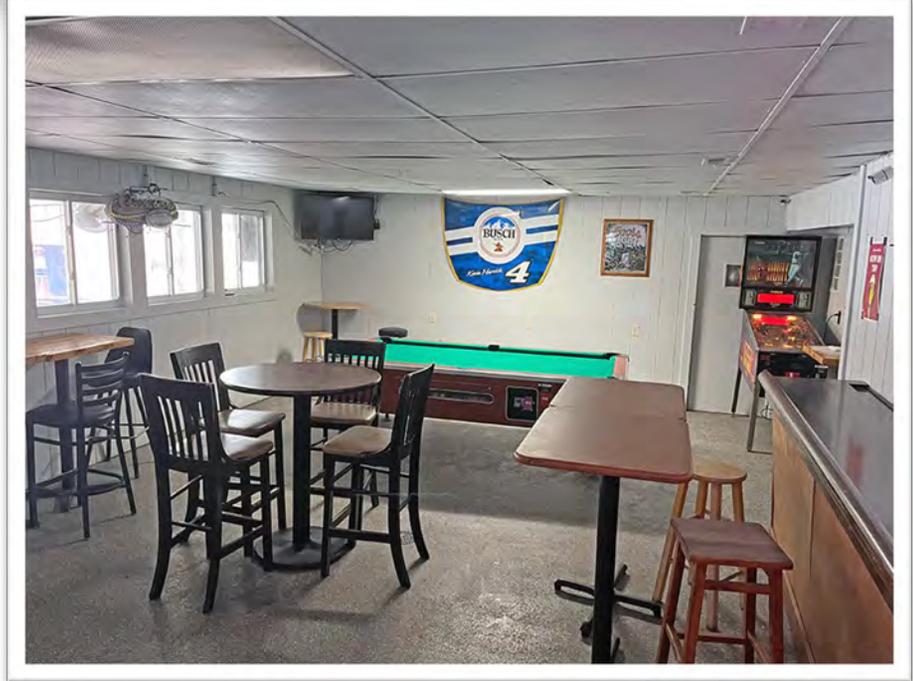
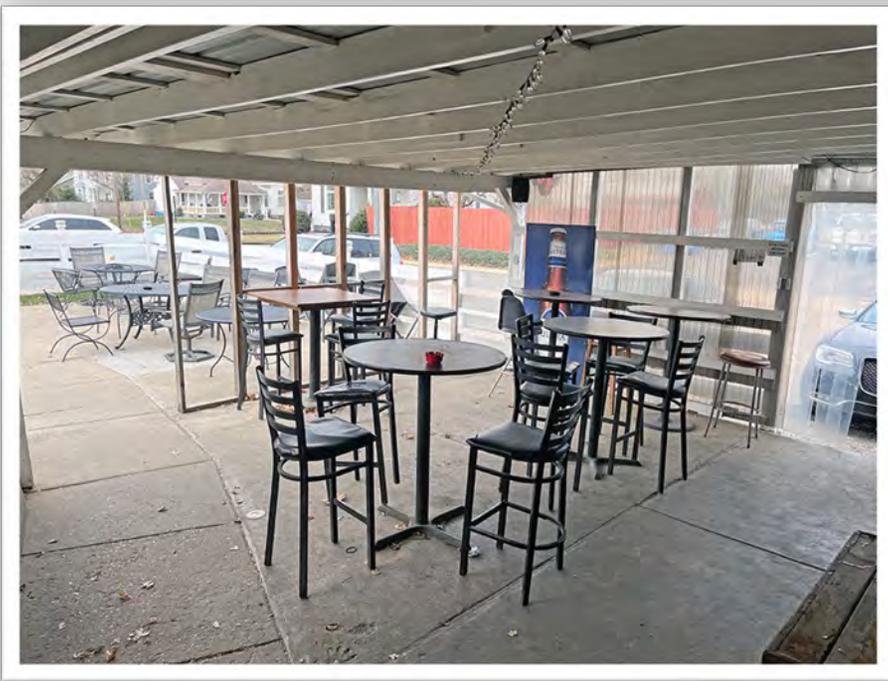
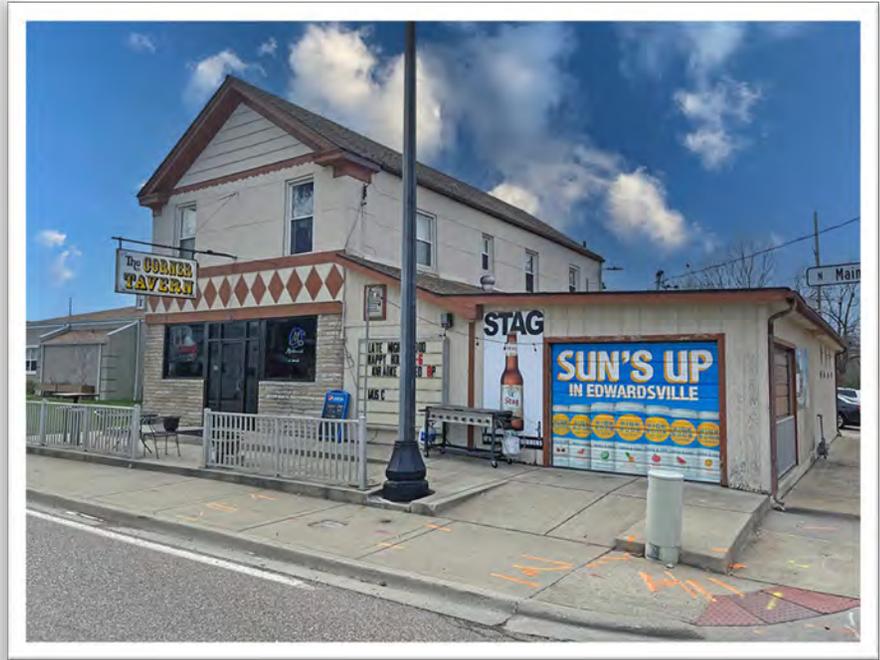
PROPERTY SUMMARY

- Turnkey Bar & Restaurant with attached 1,237 SF apartment
- Situated in path of progress on North Main Street
- Recent interior renovations to bar
- Existing clientele and customer base

SALE PRICE: \$389,000

LEASE RATE: \$4,000/Month, Modified Gross

IMAGES



Listing No: 2645

Retail

Restaurant

Corner Tavern
1013 N. Main St
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: Yes
Sale Price: \$389,000
Sale Price/SF: \$89.87
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$4,000.00
Lease Type: Modified Gross

Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

\$4,000/month modified gross lease. Tenants responsible for utilities.

Comments

Historic bar and kitchen for sale on North Main St. Existing customer base in tact. Turn-key operation for restaurant/bar user. 1,237 SF apartment rents for about \$800/MO. FFE included.

Total SF Available: 4,328 SF
Min Divisible SF: 4,328 SF

SQUARE FOOT INFO:

Building Total: 4,328 SF
Total Available: 4,328 SF
Direct Lease: 4,328 SF
Sublease: 0 SF
Office: 0 SF
Retail: 4,328 SF
Min Divisible: 4,328 SF
Max Contiguous: 4,328 SF

LAND MEASUREMENTS:

Acres: 0.25
Frontage: 60 ft FT
Depth: 200 ft FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-11-05-103-001	TIF: Yes	Parking: Off Street
County: Madison	Enterprise Zone: No	Surface Type: Concrete/Gravel
Zoning: B2	Survey: No	Traffic Count: 11700
Zoning By: City of Edwardsville	Environmental: No	Property Tax: \$5,152.80
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Bar/Restaurant		



STRUCTURAL DATA:

Year Built: 1970	Clearance Min: 9'	Exterior: Brick/Wood
Rehab Year: 2021	Clearance Max: 10'	Bay Spacing:
Floors: 2	Floor Drains: Yes	Sprinklers: Yes
Class:		

Listing Broker(s)

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