

FOR SALE or  
LEASE

# HISTORIC RESTAURANT & BAR

1013 North Main Street, Edwardsville, Illinois 62025



**BARBERMURPHY**

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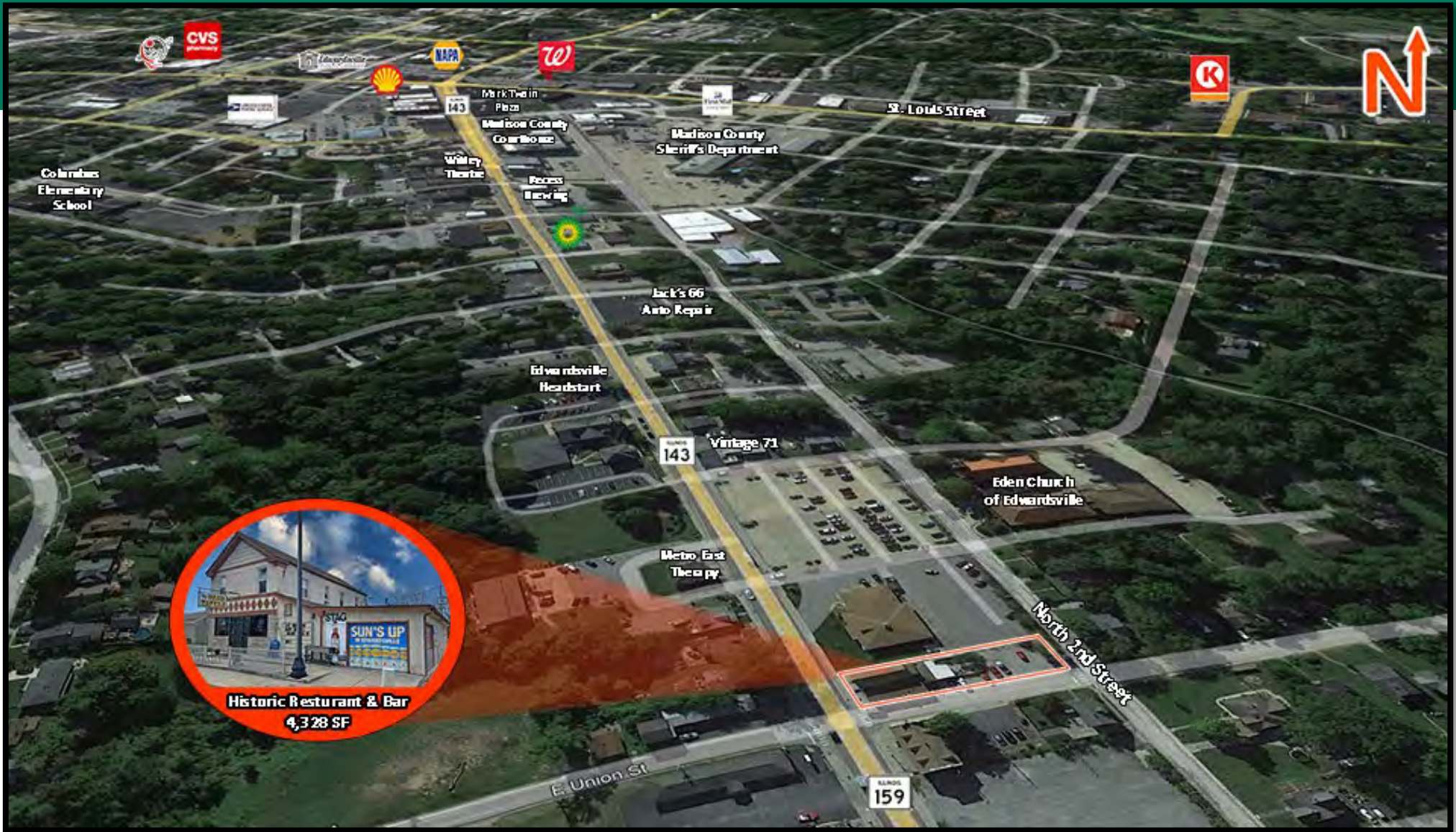
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP



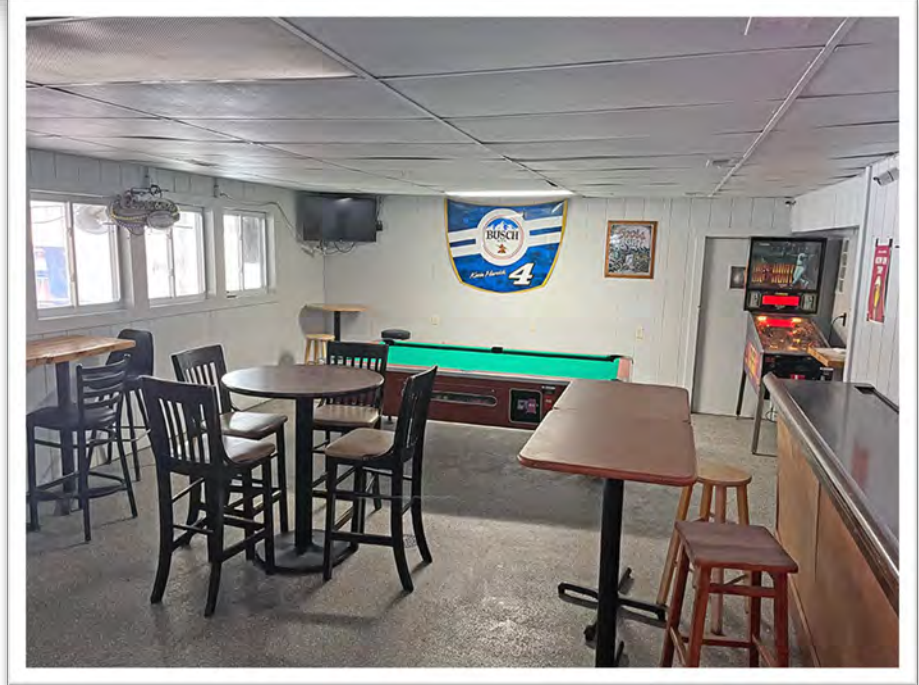
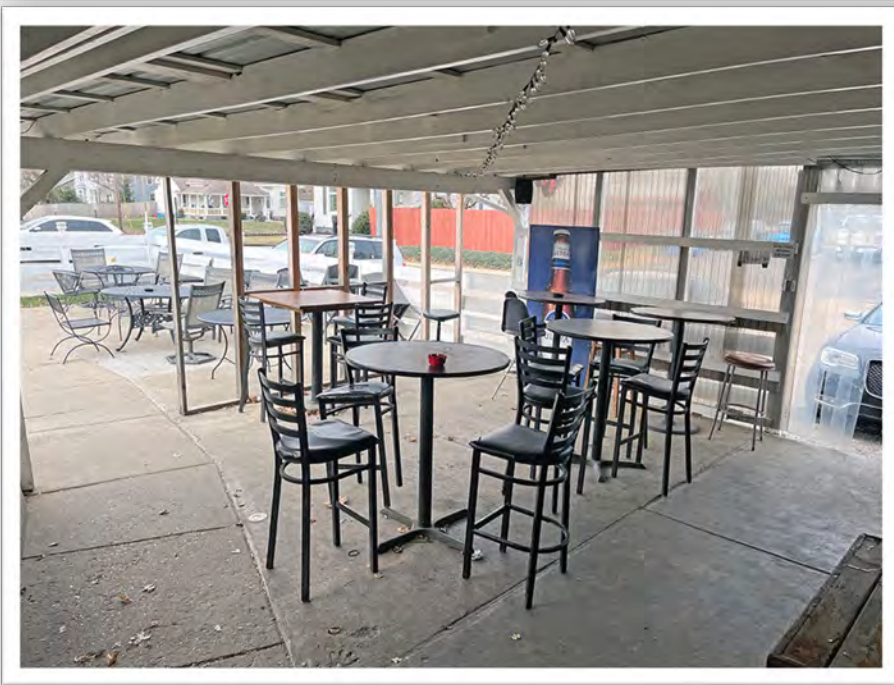
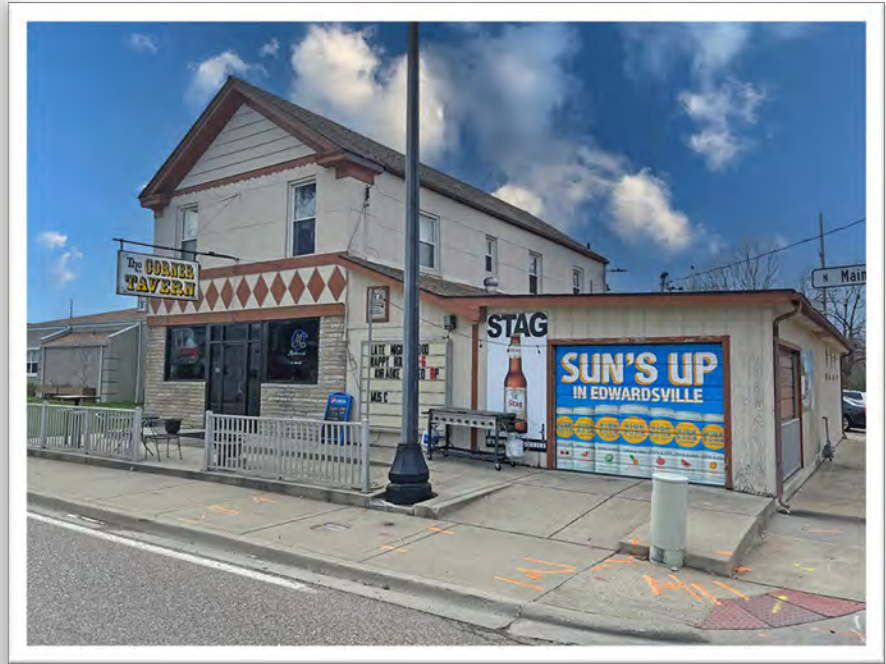
## PROPERTY SUMMARY

- 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:**

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



**STRUCTURAL DATA:**

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

**Listing Broker(s)**

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