

# FOR SALE

508 S Benton  
New Athens, IL 62264



**1,750 SF RESTAURANT**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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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

508 S Benton, New Athens, IL 62264



## LOCATION OVERVIEW

Located 0.25 miles off IL Route 13 near the Kaskaskia River at the corner of S. Benton St. and Spotsylvania St.

# PROPERTY PHOTOS

508 S Benton, New Athens, IL 62264

SEATING AREA



SEATING AREA



KITCHEN



KITCHEN



# OFFICE/RETAIL PROPERTY SUMMARY

508 SOUTH BENTON STREET

**LISTING #** 2743

## LOCATION DETAILS:

**Parcel #:** 18-33.0-214-011&013

**County:** IL - St. Clair

**Zoning:** GC

## PROPERTY OVERVIEW:

**Building SF:** 1,750

**Retail SF:** 1,750

**Min Divisible SF:** 1,750

**Max Contig SF:** 1,750

**Signage:** Marquee

**Lot Size:** 0.19 Acres

**Frontage:** 128'

**Depth:** 66'

**Parking Spaces:** 25

## STRUCTURAL DATA:

**Year Built:** 1990

**Construction Type:** Brick



## SALE/LEASE INFORMATION:

**Sale Price:** \$100,000

**Price / SF:** \$57.14

## FINANCIAL INFORMATION:

**Taxes:** \$2,679.00

**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 2,850

## PROPERTY DESCRIPTION:

1,750 SF restaurant (diner) w equipment. hood, 2 walk -n coolers, hardtop grill, fryer, steam table, dishwasher, tables, chairs. Established as a diner in 1990



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