

**FOR SALE**

213 Westview Plaza Dr.  
Waterloo, IL 62298



**OWNER/USER OPPORTUNITY**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

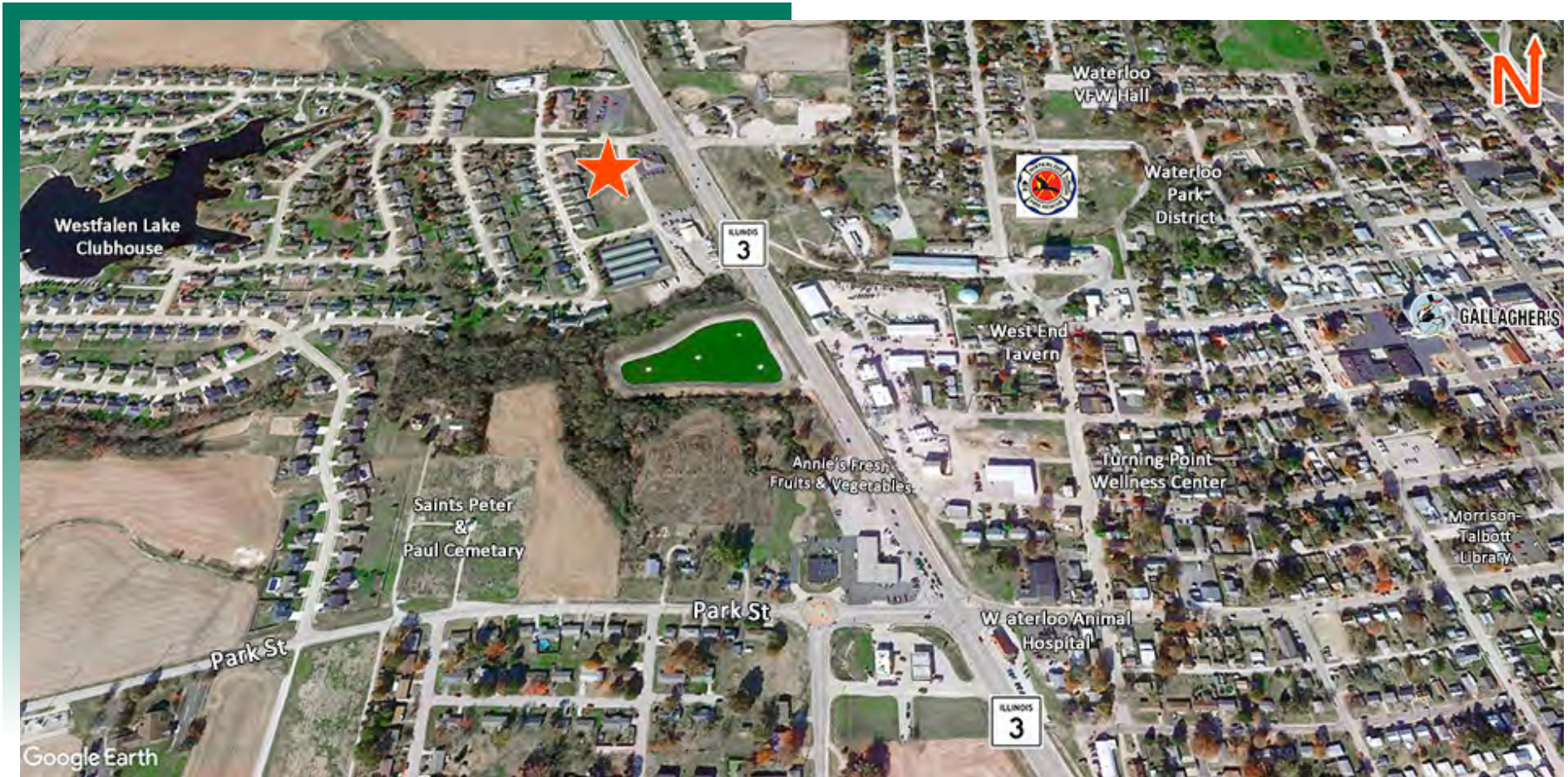
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## AREA MAP

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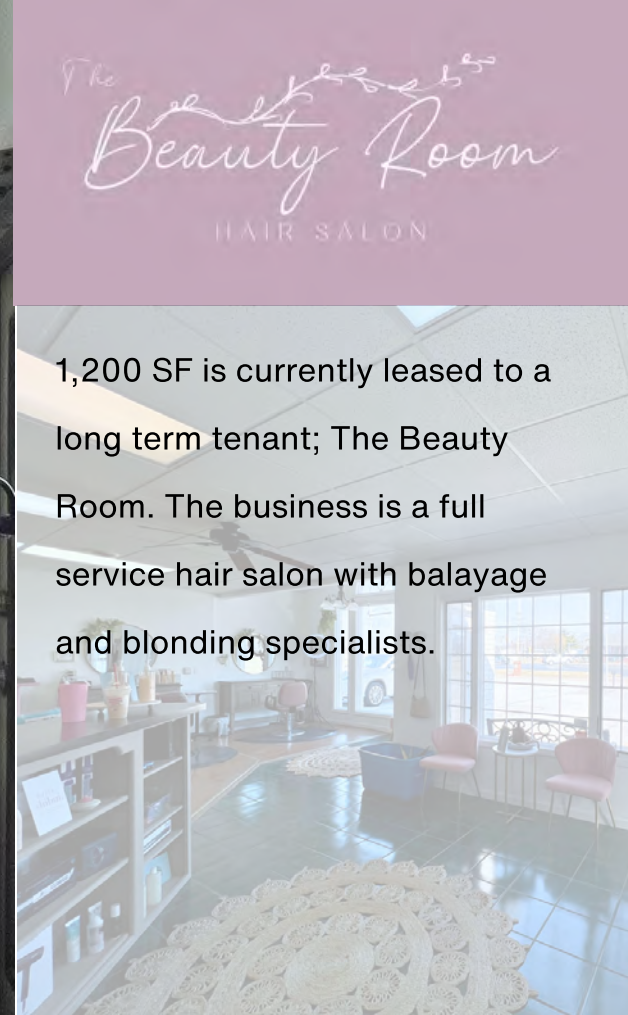


### LOCATION OVERVIEW

Located off of Route 3 (14,200 ADT) and Illinois Ave (1,700 ADT) in Waterloo, IL; located in the heart of Monroe County. 20 minutes from downtown St. Louis, Missouri.

The Beauty Room  
HAIR SALON

1,200 SF is currently leased to a long term tenant; The Beauty Room. The business is a full service hair salon with balayage and blonding specialists.



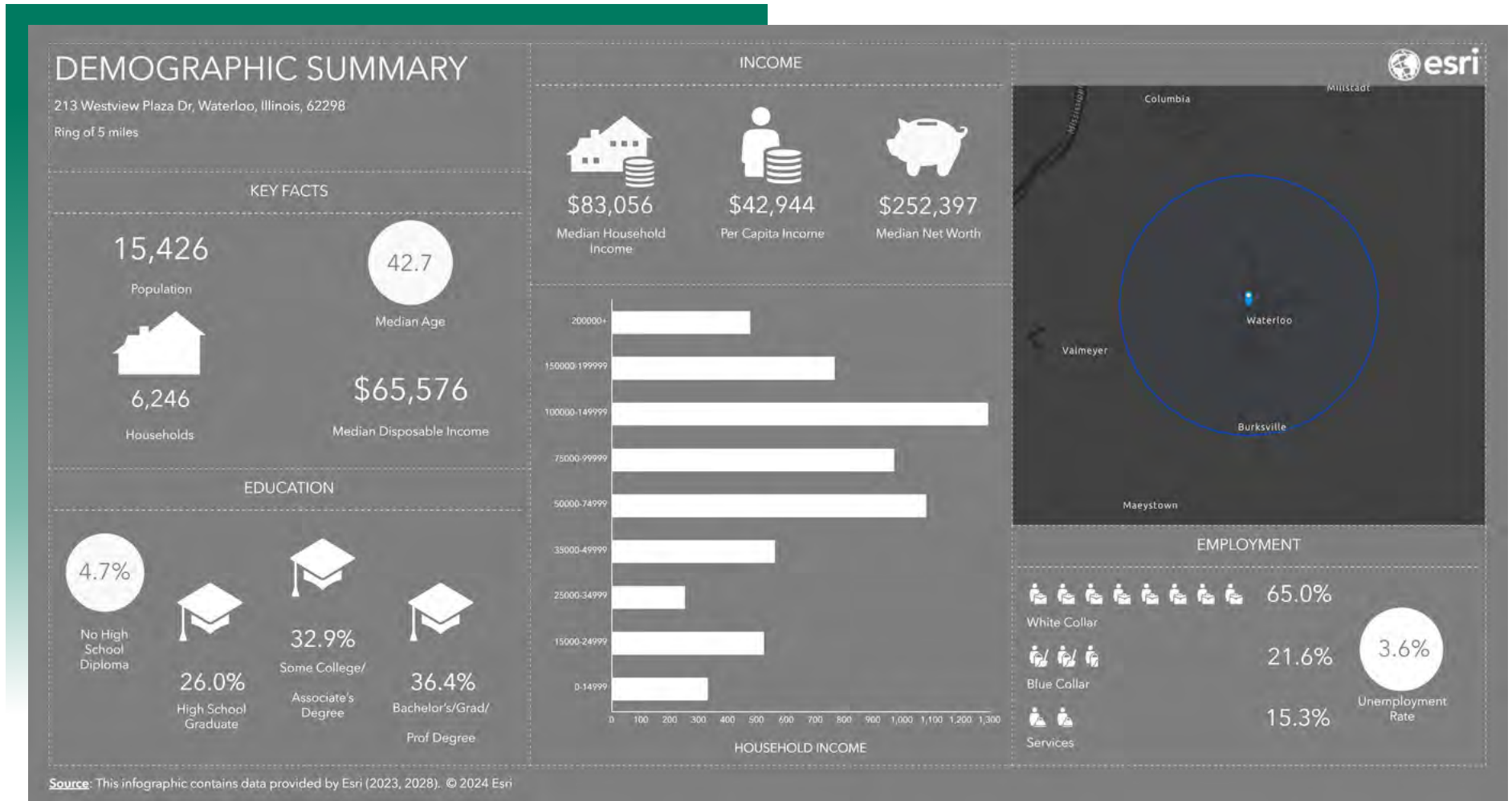
# 1,200 SF Available

Previously used as a dog grooming service. This 1,200 space features a reception desk and waiting area. An open floor plan with two dog wash stations. 1 ADA compliant restroom, and two offices (one was used as a kennel area). Utility and storage area has a washer/dryer hook up. FF&E Negotiable within Dog grooming space; contact broker.



# DEMOGRAPHICS

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# OFFICE/RETAIL PROPERTY SUMMARY

#2892

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## SALE INFORMATION:

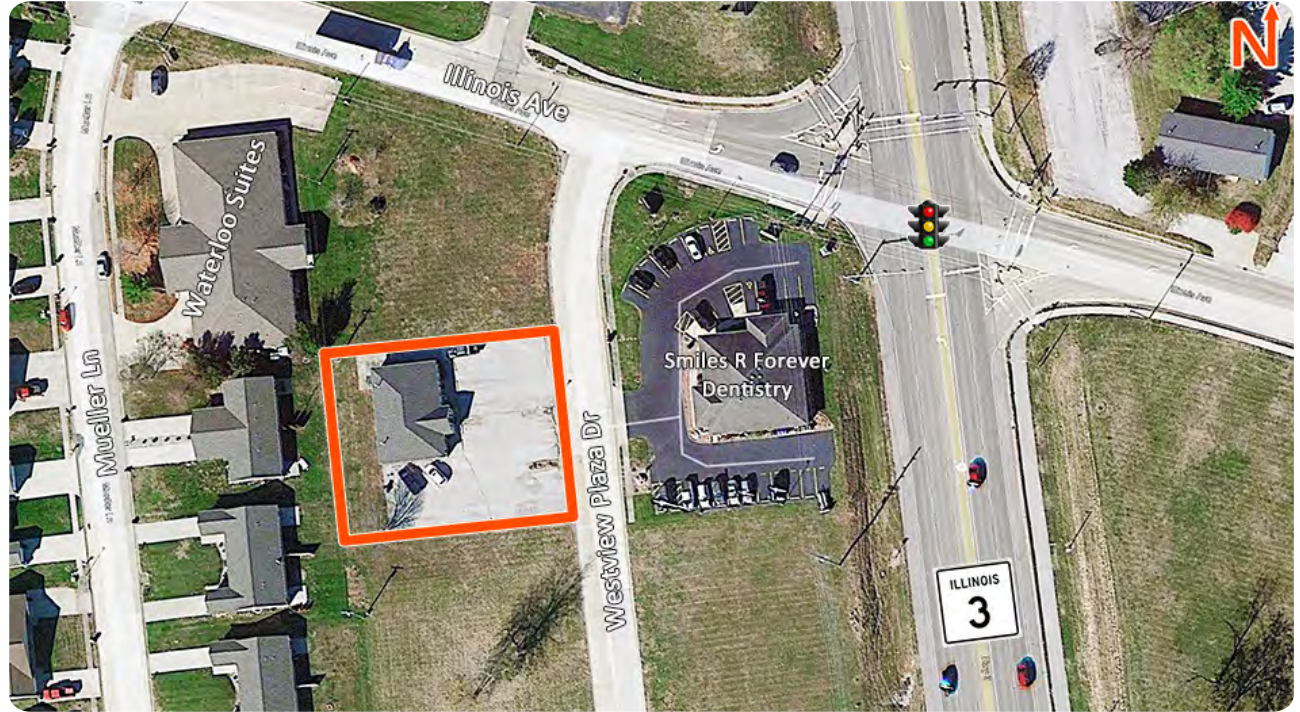
Sale Price: \$280,000  
Sale Price/SF: \$116.67  
Cap Rate: -  
GRM: -  
NOI: -

## SQUARE FOOT INFO:

Building Total: 2,400 SF  
Total Available: 2,400 SF  
Office: 2,400 SF  
Retail: 2,400 SF  
Min Divisible: 1,200 SF  
Max Contiguous: 1,200 SF

## PROPERTY INFORMATION:

Parcel No: 07-25-101-017-000  
County: Monroe  
Zoning: WB2  
Prior Use: Hair Salon  
Complex: -  
Parking: 20, Asphalt  
Traffic Count: 15,900 (Rt 3/III Ave)  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$3,398.68  
Tax Year: 2022



## STRUCTURAL DATA:

Year Built: 1997  
Rehab Year: 2023  
Building Class:  
Clearance Min: 9'  
Clearance Max: 12'  
Roof: Shingle  
Exterior: Brick  
Floors: 1  
Signage: On Building

## TRANSPORTATION:

Interstate: 10 Miles to I-255  
Rail: NA  
Barge: NA  
Airport: St. Louis Airport



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