

FOR SALE -OR- LEASE

4320 W Main St.
Belleville, IL 62226



4,323 SF RESTAURANT/RETAIL

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

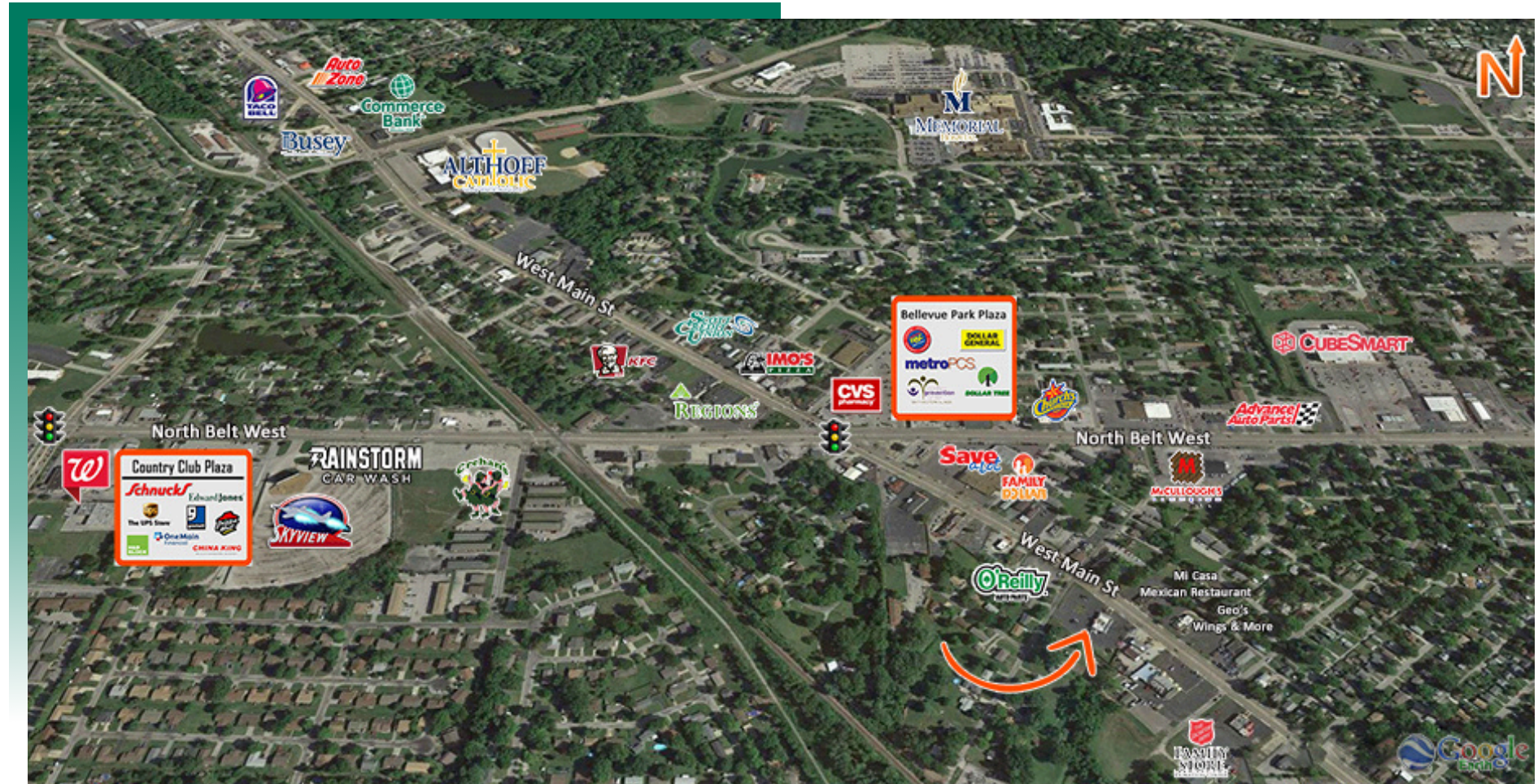
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

4320 W Main St. Belleville, IL 62226



LOCATION OVERVIEW

Excellent location with high traffic to nearby retailers and restaurants (many of which are quick serve). Property has a dense 5 Miles population of 100,000+ residents.



Frontage: 275'
Depth: Varies



Dining



Drive Thru



Restrooms

PROPERTY PHOTOS

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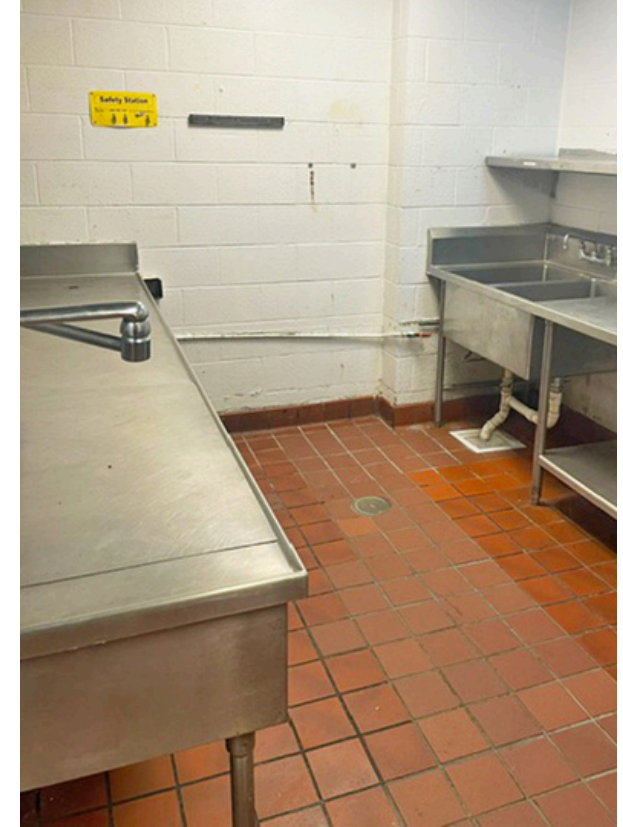
WALK-IN FREEZER DOOR



HOOD



WASH STATION



Kitchen is equipped with Walk-In Freezer, Walk-In Cooler, Wash Station, Prep Areas and most Kitchen equipment.

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DINING AREA



OFFICE/RETAIL PROPERTY SUMMARY

4320 WEST MAIN STREET

LISTING # 2899

LOCATION DETAILS:

Parcel #: 08-18.0-215-027
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 4,323
Retail SF: 4,323
Signage: Pylon
Lot Size: 1.28 Acres
Frontage: 275'
Depth: Varies
Parking Spaces: 67
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1974
Yr Renovated: 2017
Ceilings: 10.0000 - 10.0000

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$400,000
Price / SF: \$92.53
Lease Rate: \$3,000/Month
Lease Type: Gross

DEMOGRAPHICS:

Traffic Count: 11,900

PROPERTY DESCRIPTION:

The property is a former Steak'n Shake restaurant featuring a drive-thru window, walk-in cooler and freezer. There are 2 hoods in place.. Currently, there is no lease agreement in effect.

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