

FOR SALE -OR- LEASE

4320 W Main St.
Belleville, IL 62226



4,323 SF RESTAURANT/RETAIL

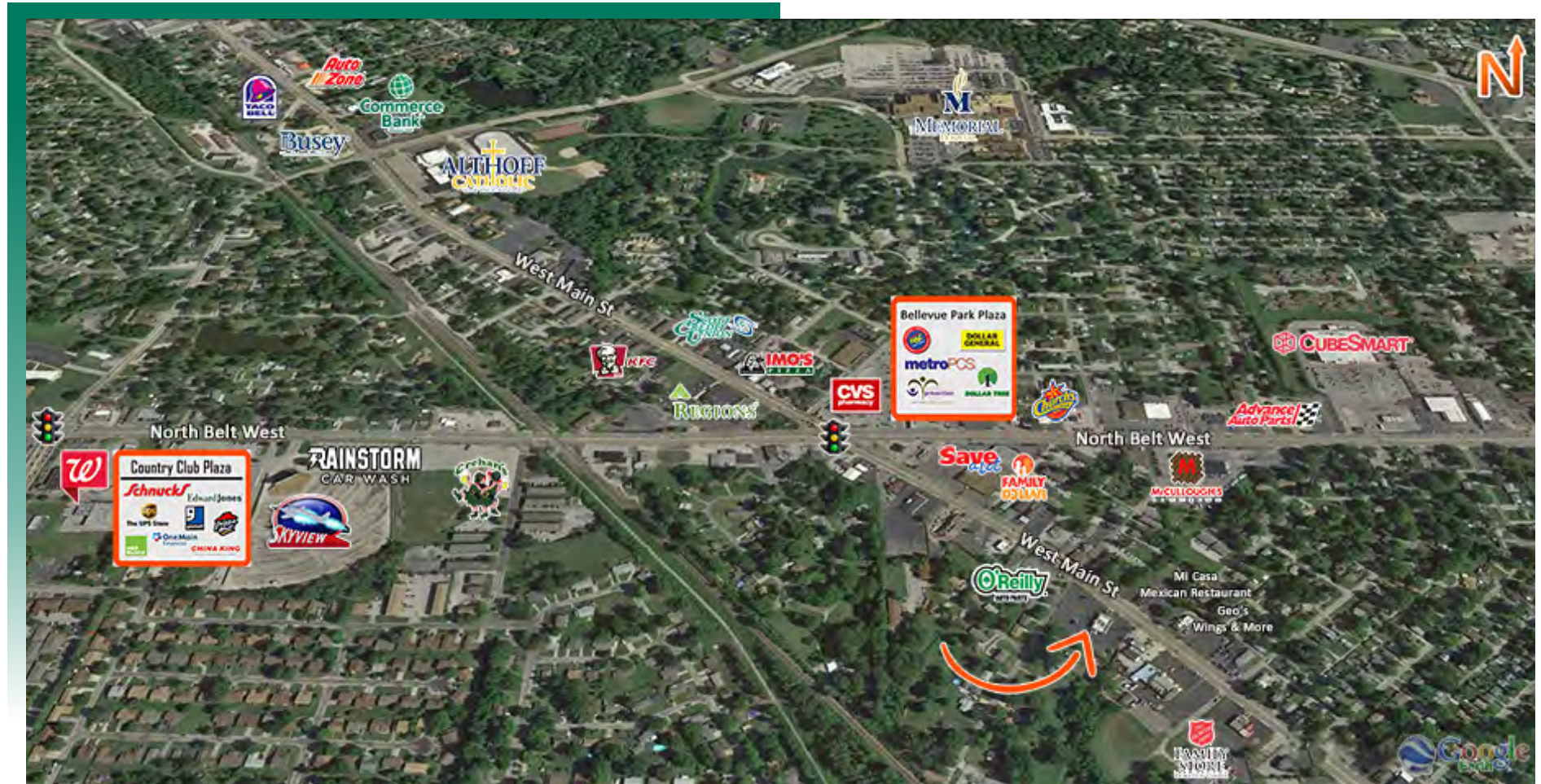
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



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.

PROPERTY PHOTOS

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DINING AREA



OFFICE/RETAIL PROPERTY SUMMARY

#2899

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SALE INFORMATION:

Sale Price:	\$600,000
Sale Price/SF:	\$138.79
Cap Rate:	-
GRM:	-
NOI:	-

LEASE INFORMATION:

Lease Rate per SF:	\$10.00
Lease Rate per Month:	\$3,600
Lease Type:	-
Net Charges:	-
Cam Charges:	\$6.00
Lease Terms:	-

PROPERTY INFORMATION:

Parcel No:	08-18.0-215-027
County:	St. Clair
Zoning:	C-1
Prior Use:	Steak'n Shake
Complex:	-
Parking:	67
Traffic Count:	11,900
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	-
Tax Year:	-

TRANSPORTATION:

Interstate:	N/A
Rail:	N/A
Barge:	N/A
Airport:	N/A

STRUCTURAL DATA:

Year Built:	1974
Rehab Year:	2017
Building Condition:	Good
Clearance Min:	-
Clearance Max:	-
Roof:	Flat
Exterior:	-
Floors:	1
Signage:	Pylon

SQUARE FOOT INFO:

Building Total:	4,323 SF
Office:	-
Retail:	4,323 SF
Min Divisible:	4,323 SF
Max Contiguous:	4,323 SF

COMMENTS:

This property is a former Steak'n Shake Restaurant with a Drive-Thru window, Walk-In food storage, and most kitchen equipment.
No lease in place at current time.

