

FOR SALE

1428 N Illinois
Swansea, IL 62226



1,900 SF ESTABLISHED TURN KEY BAR/RESTAURANT

BARBERMURPHY

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

Tony Smallmon
Broker Associate
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1,908 SF Specialty Restaurant/Bar

ALL utilities available.

1,900 SF established Turn Key Bar/Restaurant.

Hood with Fire Suppression.

Outdoor patio area, Seating for 65.

Successful gaming operation.



PROPERTY HIGHLIGHTS



Patio



LED Lighting



Walk-In Freezer



Dish Washing Station



Kitchen





AREA MAP

1428 N Illinois Swansea, IL 62226



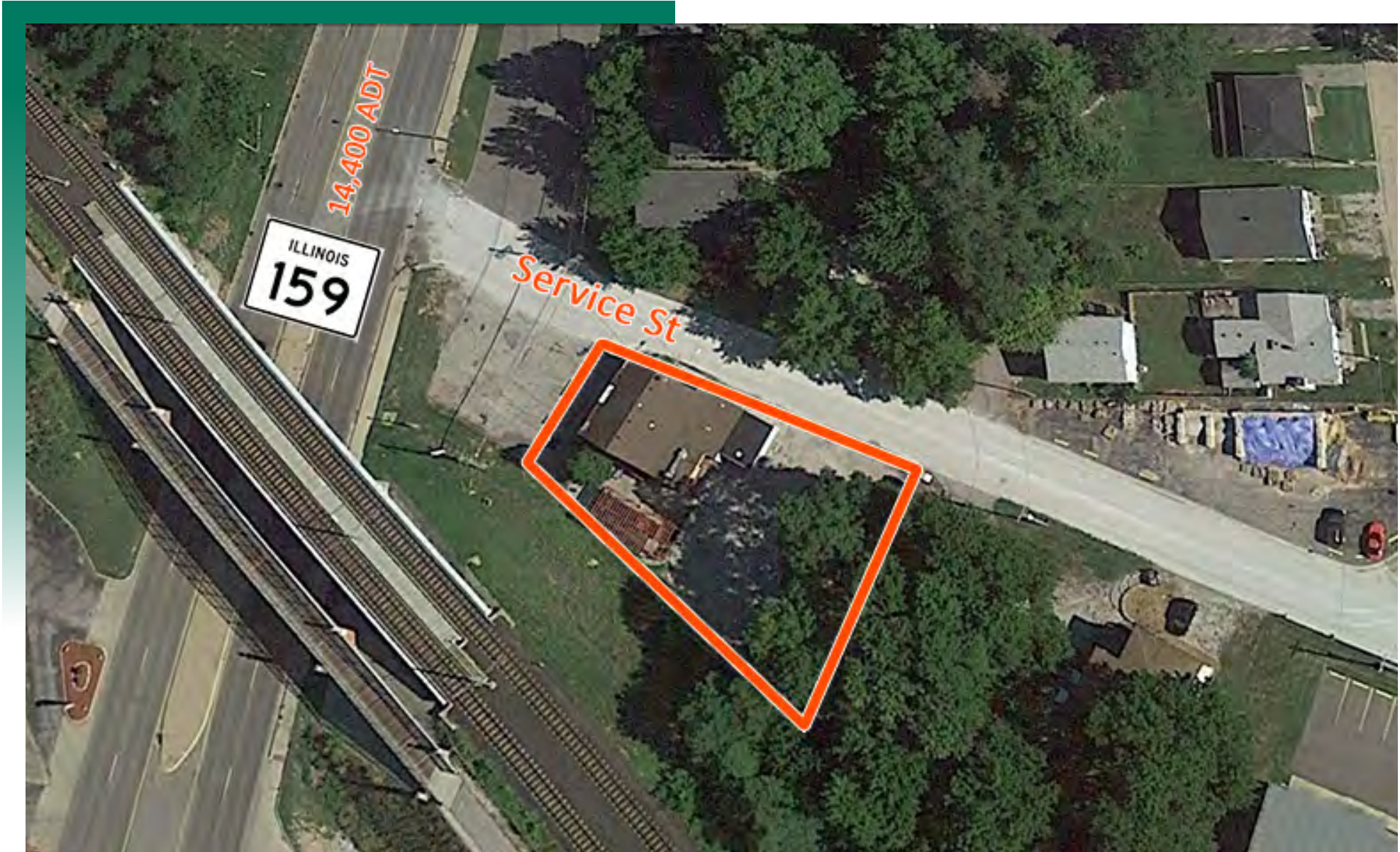
LOCATION OVERVIEW

Excellent location on IL Route 159 with 14,400 ADT

 Frontage: 150'	 IL Route 159
 Marquee Signage	 Dining

PROPERTY PARCEL OUTLINE

1428 N Illinois Swansea, IL 62226



*Not to scale

PROPERTY PHOTOS

1428 N Illinois Swansea, IL 62226

BAR



KITCHEN



GAMING AREA



BAR SEATING



OFFICE/RETAIL PROPERTY SUMMARY

#2240

1428 N Illinois Swansea, IL 62226

SALE INFORMATION:

Sale Price: \$320,000
Sale Price/SF: \$167.71
Cap Rate: -
GRM: -
NOI: -

SQUARE FOOT INFO:

Building Total: 1,908 SF
Office: -
Retail: 1,908 SF
Min Divisible: 1,908 SF
Max Contiguous: 1,908 SF
Frontage: 150'

PROPERTY INFORMATION:

Parcel No: 08-15-0-307-002
County: St. Clair
Zoning: Highway Business
Prior Use: -
Complex: -
Parking: 40, Asphalt
Traffic Count: 14,400
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -



STRUCTURAL DATA:

Year Built: 1897
Rehab Year: 1975
Building Class: -
Clearance Min: -
Clearance Max: -
Roof: Flat, Shingle
Exterior: Combination
Floors: 1
Signage: Marquee
Men's Restroom: YES
Women's Restroom: YES

TRANSPORTATION:

Interstate: -
Rail: -
Barge: -
Airport: -

COMMENTS:

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