

FOR SALE
-OR-
LEASE

701 Janette Dr.
Vandalia, IL 62471



RESTAURANT OR PRIME REDEVELOPMENT SITE

BARBERMURPHY

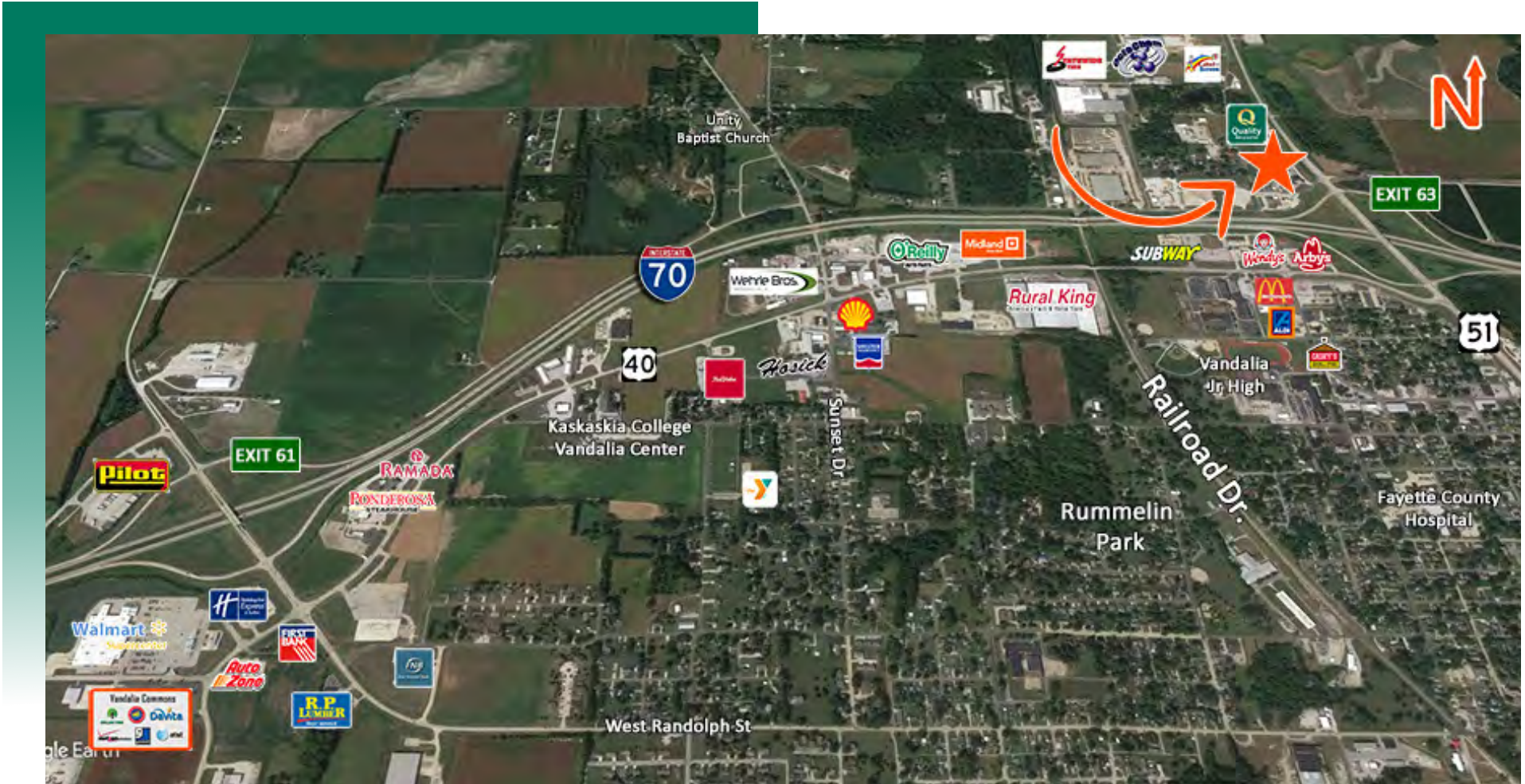
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Cell: (618) 570-8344
john@barbermurphy.com



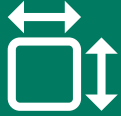



AREA MAP

701 Janette Dr. Vandalia, IL 62471



LOCATION OVERVIEW

Excellent visibility as well as access to Interstate 70 and Route 50 (Kennedy Blvd). There is also a network of restaurants and hotels adjacent to the property to serve travelers.

 Frontage: 296'	 I-70
 Utilities	 Signage:Pylon

OFFICE/RETAIL PROPERTY SUMMARY

#2906

701 Janette Dr. Vandalia, IL 62471

SALE INFORMATION:

Sale Price: \$325,000
Sale Price/SF: \$182.17

LEASE INFORMATION:

Lease Rate per Month: \$2,500
Lease Type: Modified Gross
Net Charges: -
Cam Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 1,784 SF
Total Available: 1,784 SF
Direct Lease: 1,784 SF
Sublease: 0 SF
Office: -
Retail: 1,784 SF
Min Divisible: 1,784 SF
Max Contiguous: 1,784 SF

STRUCTURAL DATA:

Year Built: 1976
Rehab Year: 2017
Building Class: -
Clearance Min: 10'
Clearance Max: 10'
Roof: Shingle
Exterior: -
Floors: 1
Signage: Pylon

PROPERTY INFORMATION:

Parcel No: 18-14-09-108-003
County: Fayette
Zoning: CG
Prior Use: Long John Silvers
Complex: -
Parking: 32
Traffic Count: 23,600 Hwy 70
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$8,400
Tax Year: 2022

LAND MEASUREMENTS:

Acres: 1.09 AC
Frontage: 296 FT
Depth: Varies

TRANSPORTATION:

Interstate: I-70
Rail: N/A
Barge: N/A
Airport: N/A



COMMENTS:

1.09 Acres with 1,784 SF building that used to be a Long John Silvers. This is a great redevelopment opportunity with all utilities available.

