

FOR SALE -OR- LEASE

701 Janette Dr.
Vandalia, IL 62471



RESTAURANT OR PRIME REDEVELOPMENT SITE

BARBERMURPHY

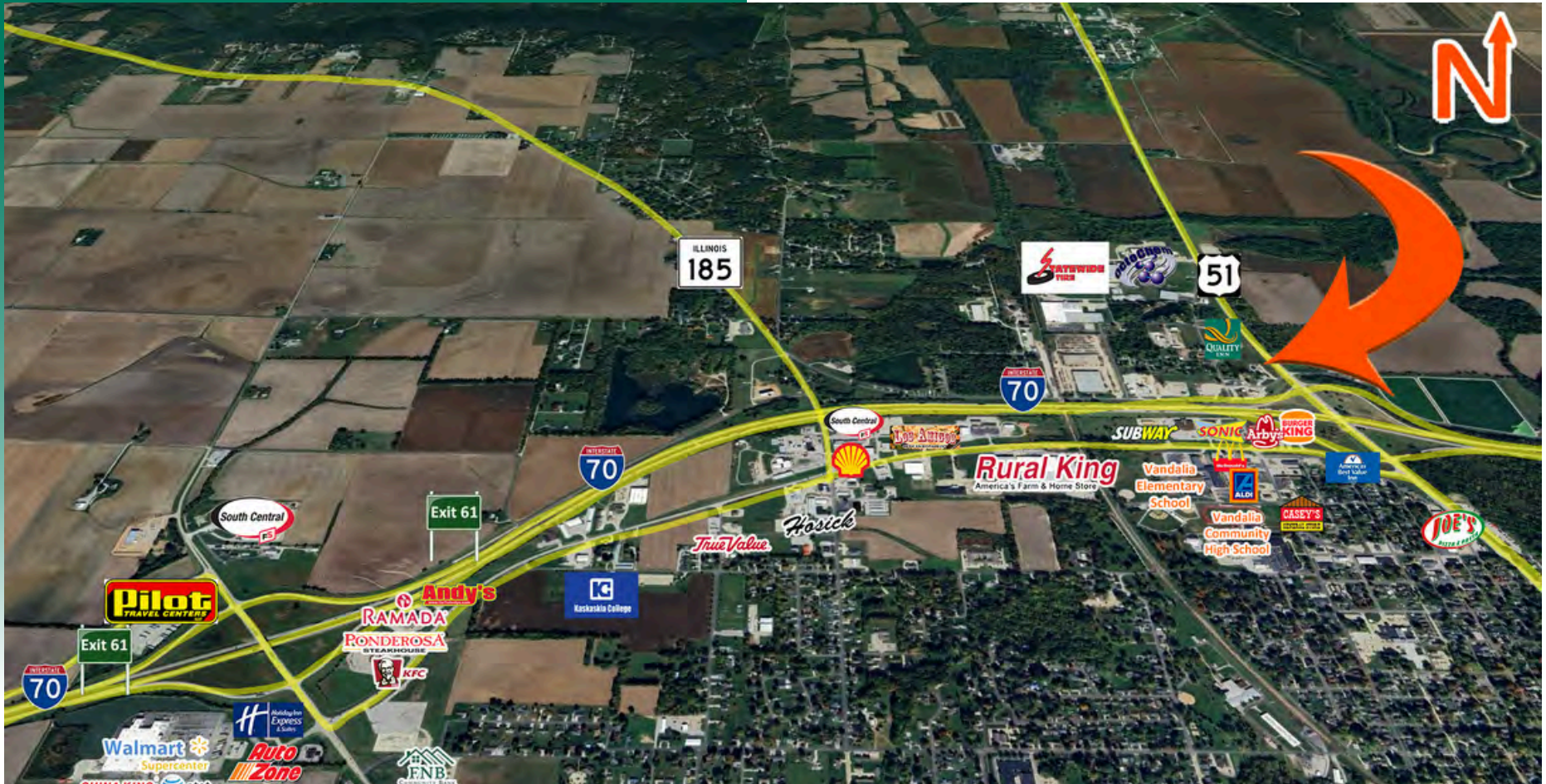
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AREA MAP

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: \$245,000
Sale Price/SF: \$137.33

LEASE INFORMATION:

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

SQUARE FOOT INFO:

Building Total: 1,781 SF
Total Available: 1,781 SF
Direct Lease: 1,781 SF
Sublease: 0 SF
Office: -
Retail: 1,781 SF
Min Divisible: 1,781 SF
Max Contiguous: 1,781 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.

