

7 South High St.
Belleville, IL 62220

FOR SALE

WELL-KNOWN RESTAURANT/BAR



3,400 SF bar and restaurant location in Downtown Belleville.

Surrounded by retail, office (multi-story) and second story condos & apartments.

- Seating for 60+/- including upstairs dining.
- Main level and second story have fully equipped bars and 2 restrooms each.
- Main level has kitchen and area for video gaming.

Outside seating available as well.

BARBERMURPHY

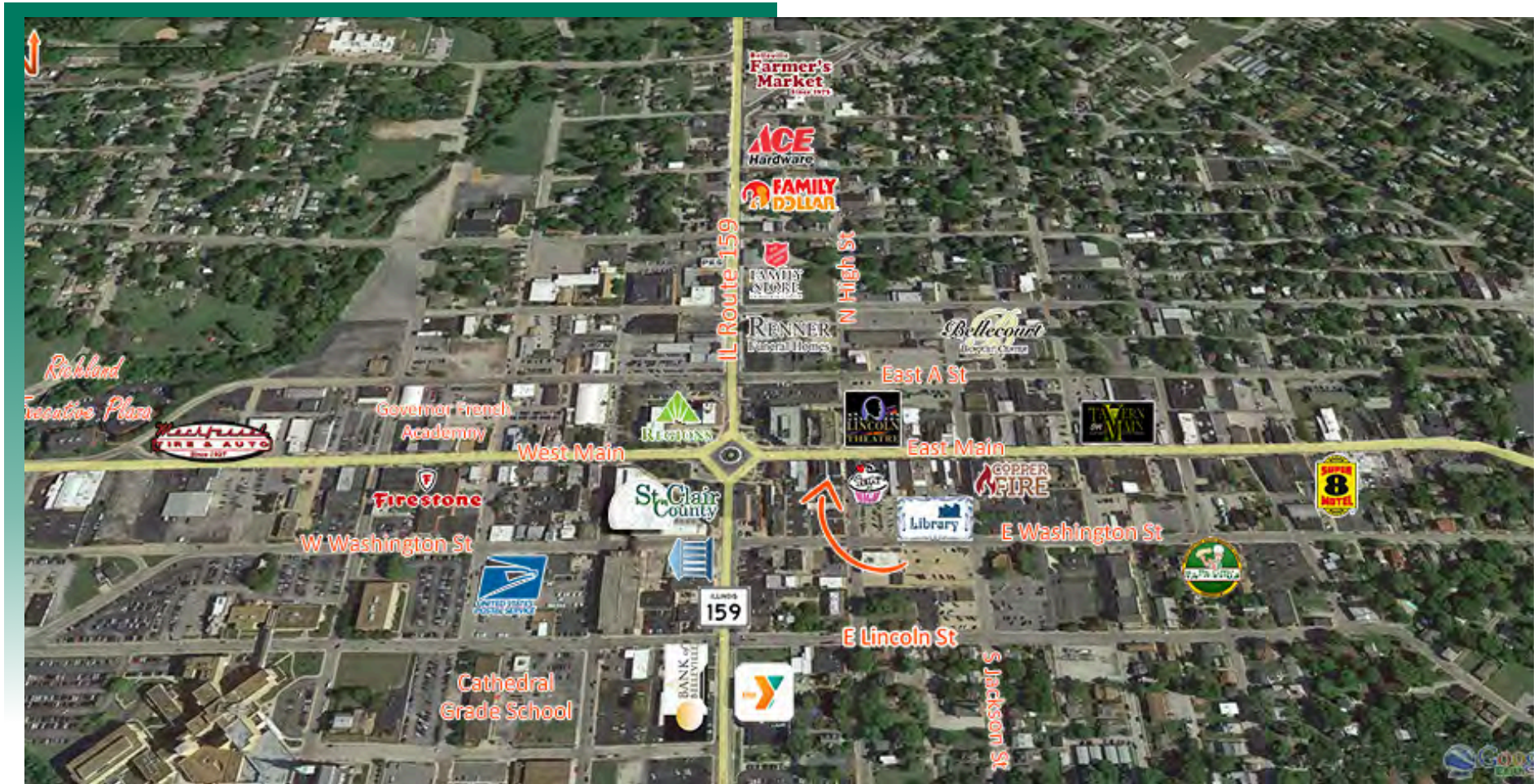
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Cell: (618) 973-5507
mattb@barbermurphy.com



AREA MAP

7 South High St., Belleville, IL 62220



LOCATION OVERVIEW

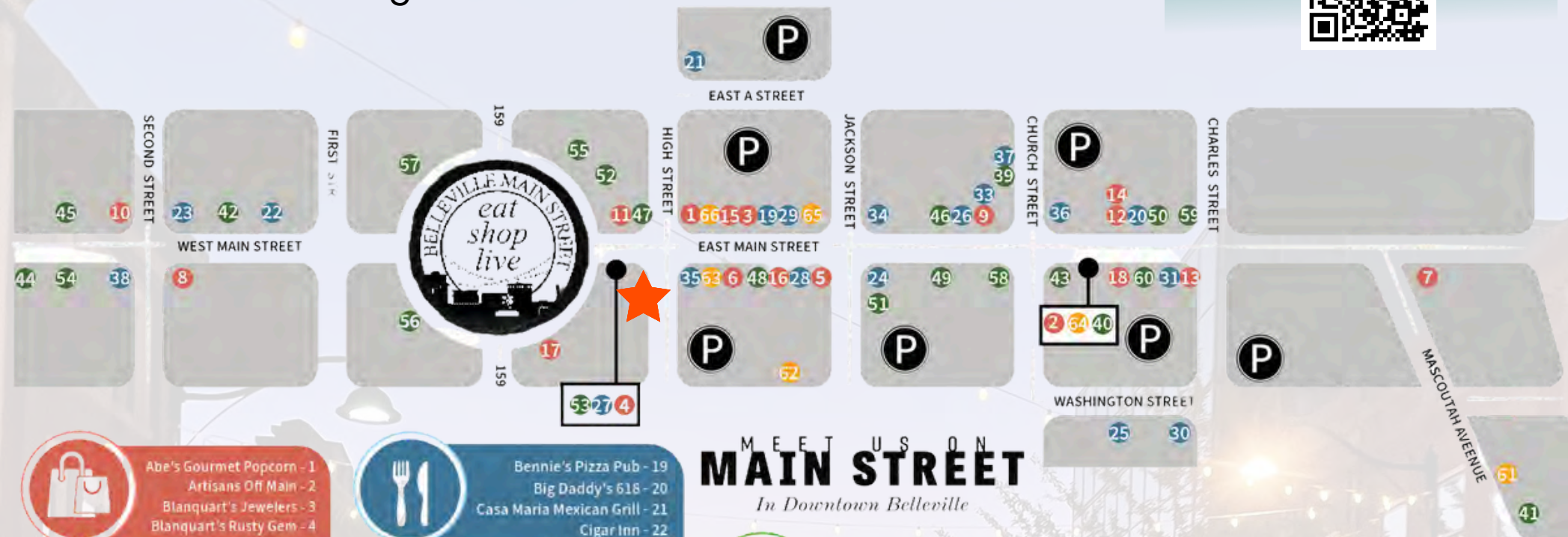
Building is located 1/2 block off East Main St. and near the Public Square in Downtown Belleville. The County Courthouse and Belleville City Hall is just 1 block away.

Belleville Main Street

LIVE. WORK. SHOP. PLAY.

All within walking distance

Scan to visit
www.bellevillemainstreet.net



- Abe's Gourmet Popcorn - 1
- Artisans Off Main - 2
- Blanquart's Jewelers - 3
- Blanquart's Rusty Gem - 4
- Circa Boutique - 5
- Collector's Corner/I Had That - 6
- Community Kindness - 7
- Cosmic Comics - 8
- Down the Hall Homebrew - 9
- Eckert's Florist - 10
- Elated Hearts - 11
- Eye on Design - 12
- Grimm & Gorly Florists & Gifts - 13
- JSB Designs - 14
- Kell's Clock Shop - 15
- Local Lucy's - 16
- Sawdust & Glitter - 17
- Toot's Cake & Candy Supply - 18

- Bennie's Pizza Pub - 19
- Big Daddy's 618 - 20
- Casa Maria Mexican Grill - 21
- Cigar Inn - 22
- Club Escapade - 23
- Copper Fire - 24
- Grafted Wine Bar - 25
- Gruv Bistro & Wine Bar - 26
- Joe & Onie's - 27
- Lexis BFF - 28
- Margarita's Mexican Restaurant - 29
- Papa Vito's - 30
- Pour@322 - 31
- ★ AVAILABLE** - 32
- Shoehorn Brewing - 33
- SPACES - 34
- Sugar High Bakery & Cafe - 35
- Tavern On Main - 36
- The Office Lounge - 37
- Venue On Main - 38

MEET US ON MAIN STREET *In Downtown Belleville*

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- Egyptian Workspace Partners - 42
- Farnsworth Group - 43
- Firestone - 44
- Governor French Academy - 45
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- Precision Practice - 54
- Raymond James & Associates Inc. - 55
- St. Clair County Courthouse - 56
- St. Clair County Health Department - 57
- Scheffel Boyle - 58
- Stages Wellness Holistic Center - 59
- The Bungalow - 60

- Belle City Fitness - 61
- Belleville Public Library - 62
- Escape 618 - 63
- Gabrielle's Step by Step Dance Studio - 64
- Green Roof Gallery - 65
- The Lincoln Theatre - 66



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OFFICE/RETAIL PROPERTY SUMMARY

#2927

7 South High St., Belleville, IL 62220

SALE INFORMATION:

Sale Price:	\$350,000
Sale Price/SF:	\$102.94
Cap Rate:	N/A
GRM:	N/A
NOI:	N/A

SQUARE FOOT INFO:

Building Total:	3,400 SF
Office:	0 SF
Retail:	3,400 SF
Min Divisible:	3,400 SF
Max Contiguous:	3,400 SF

PROPERTY INFORMATION:

Parcel No:	08-21.0-445-023
County:	St. Clair
Zoning:	C-2
Prior Use:	Restaurant/Bar
Complex:	-
Parking:	Street
Traffic Count:	1,550
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	No
Survey:	No
Property Tax:	\$4,633.78
Tax Year:	2022



STRUCTURAL DATA:

Year Built:	1897
Rehab Year:	-
Building Class:	B
Clearance Min:	12'
Clearance Max:	16'
Roof:	Flat
Exterior:	Brick/Concrete
Floors:	2
Signage:	-

COMMENTS:

Well-known bar and restaurant location, Surrounded by retail, office (multi-story) and second story condos & apartments. County Courthouse and Belleville City Hall just 1 block away. Property has seating for 60+/- including upstairs dining. Main level and second story have fully equipped bars and 2 restrooms each. Main level has kitchen and area for video gaming. Outside seating available as well.



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