

FOR SALE

115-121 E Union Ave
Litchfield, IL 62056



8,000+ SF RESTAURANT/RETAIL

BARBERMURPHY

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

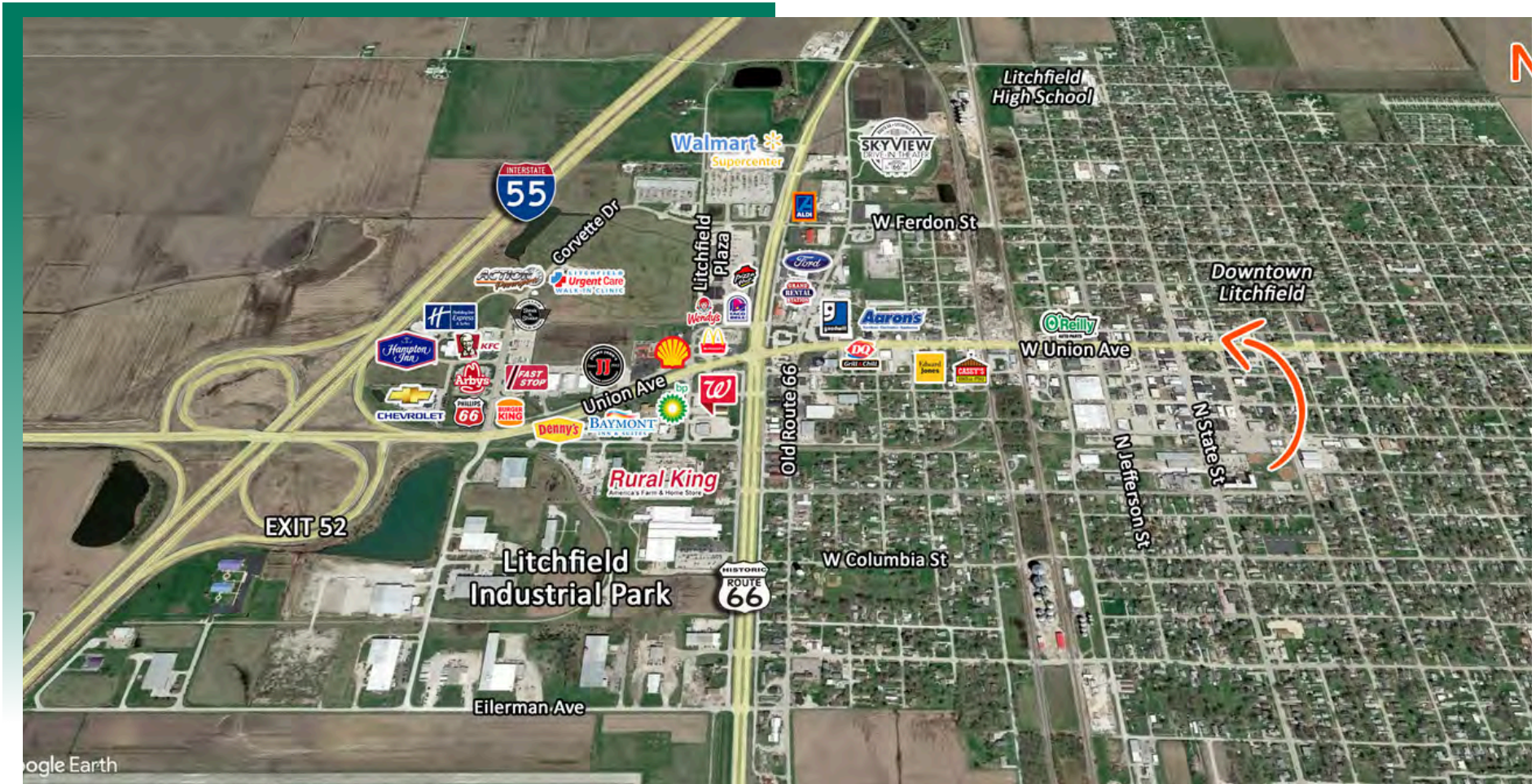
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Broker Associate
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

121 E Union Ave. Litchfield, Illinois 62056



LOCATION OVERVIEW

Located directly across from the Square and Memorial Gardens in Uptown district. High traffic count area located right on highway 16. Just minutes from I-55 (exit 52) and shopping.

PROPERTY PHOTOS

121 E Union Ave. Litchfield, Illinois 62056

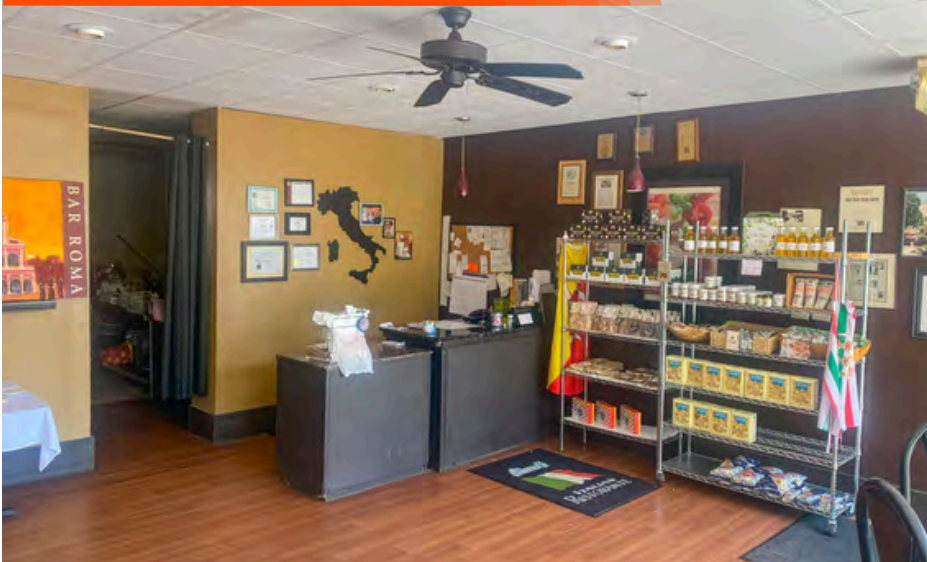
DINING AREA



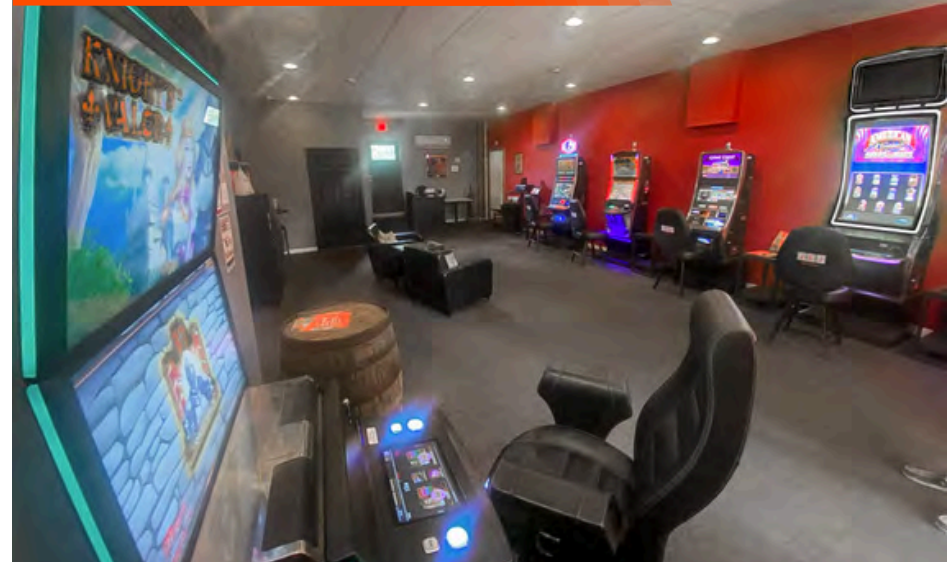
BAR



REGISTER AREA



GAMING ROOM

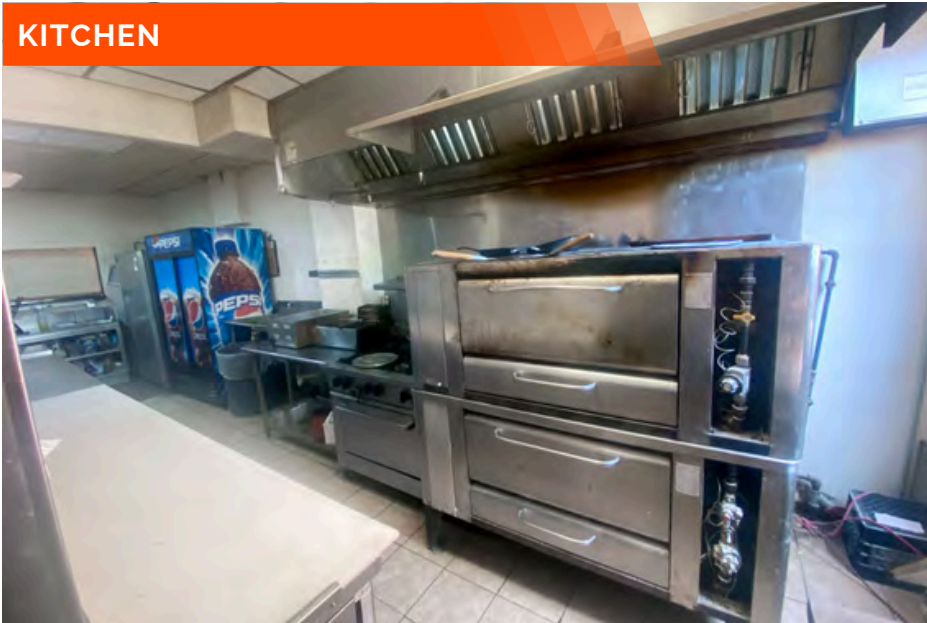


Turn-Key restaurant, bar, catering space, with video gaming parlor attached. One second floor leased rental apartment and 2 additional units under renovation. Rear employee / tenant parking and additional parking located in front of the building and around the city square.

PROPERTY PHOTOS

121 E Union Ave. Litchfield, Illinois 62056

KITCHEN



KITCHEN



KITCHEN



KITCHEN



PROPERTY PHOTOS

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EXTERIOR



EXTERIOR



EXTERIOR REAR



EXTERIOR REAR

OFFICE/RETAIL PROPERTY SUMMARY

121 EAST UNION AVENUE

LISTING # 2964

LOCATION DETAILS:

Parcel #: 10-33-376-009, -008, -006, 005
County: IL - Montgomery
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 8,015
Usable Sqft: 8,015
Min Divisible SF: 880
Max Contig SF: 8,015
Office SF: 0
Retail SF: 8,015
Signage: Building
Lot Size: 0.25 Acres
Frontage: 88
Depth: 123
Parking Spaces: 8
Parking Surface Type: Rock

STRUCTURAL DATA:

Year Built: 1915
Yr Renovated: 2015
Building Class: B
Construction Type: Brick,Mixed

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$445,000
Price / SF: \$55.52

FINANCIAL INFORMATION:

Taxes: \$4,542.10
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 10200

PROPERTY DESCRIPTION:

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