

# FOR SALE

1324 Jamie Lane,  
Waterloo, IL 62298



**7,516 SF TURN-KEY BAR/RESTAURANT**

**BARBERMURPHY**  
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## Main Area

Large Restaurant/Bar Event Space in Waterloo - This facility was completely remodeled in 2023, it features a bright and spacious main food and bar area with overhead doors opening to expansive front and rear outdoor seating. The main bar is spectacular with seating surrounding the bar. The food service is currently set up with a walk up ordering and pickup counter. 180 seating capacity inside.

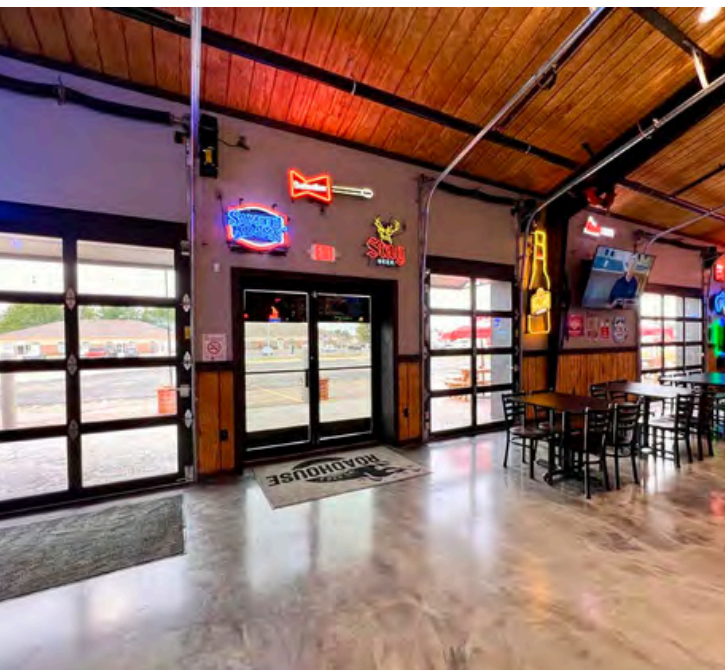


## Activities area

The family friendly arcade 2,000 SF area featuring pool tables and arcade games. It is located opposite the kitchen, has 12-foot ceilings and is adjacent to the men's and women's restrooms.



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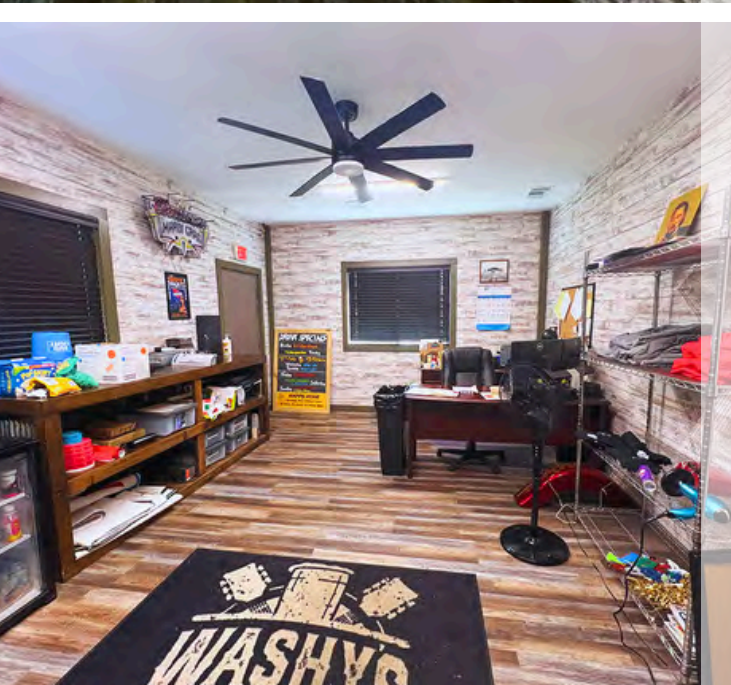


# Gaming Lounge & Office

Gaming Lounge features bar seating with possibilities for a private party room or continued use as a gaming lounge.



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# Kitchen

The kitchen was also completely remodeled and re-equipped with new equipment. Contact broker for complete kitchen inventory. There is a walk-in cooler (12' x 8') and freezer (8' x 8'), plus a large beer cooler that is set up for easy deliveries and offers expanded cooler space.





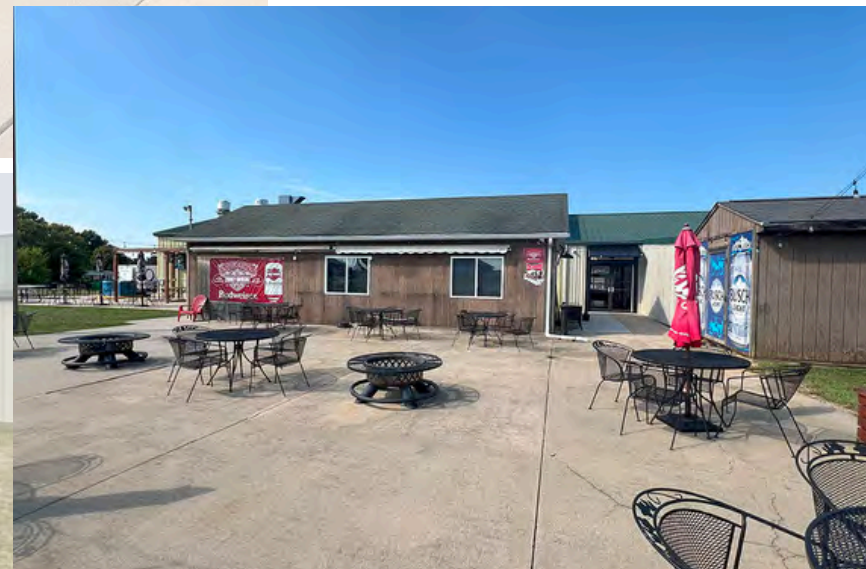
## +/- 150 Outdoor seating

A covered section that connects to the main bar via an overhead door and standard door.

An area with a retractable awning adjacent to the gaming lounge.

Front seating that integrates with the main bar through five overhead doors, creating an open-air environment.

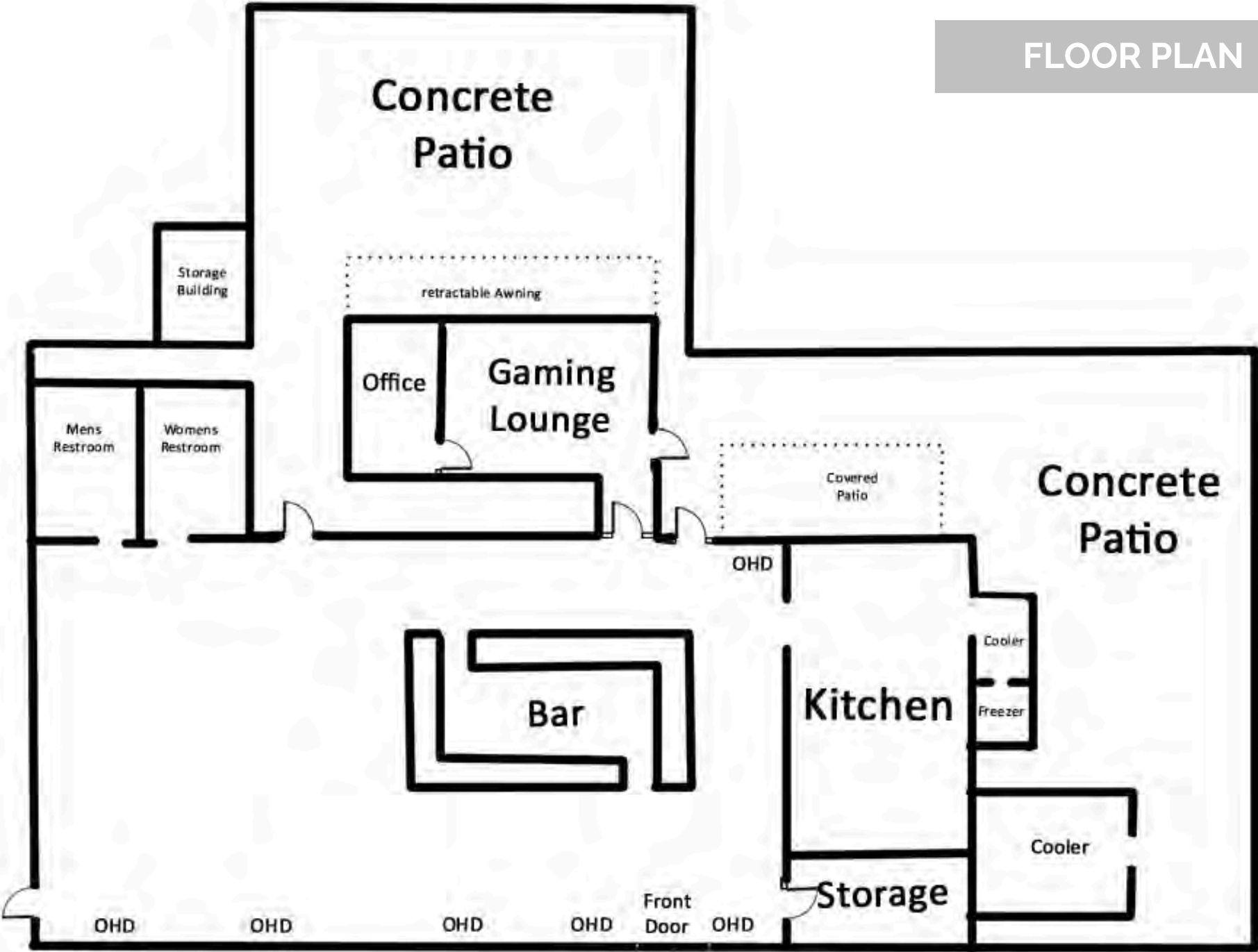
These features allow for flexible use of indoor and outdoor spaces, enhancing the venue's capacity and allows for outdoor activities



+/- 75 Parking  
Spaces



FLOOR PLAN





# AREA MAP

1324 Jamie Lane, Waterloo, IL 62298



## LOCATION OVERVIEW

Located at 1324 Jamie Lane in Waterloo, Illinois, this bar/restaurant is situated about 30 minutes southeast of St. Louis. Waterloo is known for its historic downtown and is a “destination” town in Southern Illinois. The venue is accessible from major routes, being 5 minutes from IL-3, 15 minutes from I-255, and 25 minutes from I-64. Nearby points of interest include the Waterloo Historic District (5 minutes away), Zimmer Park (3 minutes away), and the Monroe County Fairgrounds (7 minutes away).



12 miles: I-255



STL Airport  
45 Miles

**EXIT**

6: I-255



5 blocks  
IL-3

# PROPERTY SUMMARY

#2979

1324 Jamie Lane, Waterloo, IL 62298

## SALE INFORMATION:

Sale Price: \$995,000  
Sale Price/SF: \$132.38  
Cap Rate:  
GRM:  
NOI:

## SQUARE FOOT INFO:

Building Total: 7,516 SF  
Direct Lease: 0 SF  
Sublease: 0 SF  
Min Divisible: 7,516 SF  
Max Contiguous: 7,516 SF

## PROPERTY INFORMATION:

Parcel No: 07-13-101-004-000 &  
07-13-101-005-000  
County: Monroe  
Zoning: B-2  
Prior Use: Bar and Restaurant  
Complex:  
Parking: 75  
Traffic Count: 22,000 (Route 3)  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: \$25,414.92  
Tax Year: 2022



## STRUCTURAL DATA:

Year Built: 1999  
Rehab Year: 2023  
Clearance Min: 9'  
Clearance Max: 22'  
Roof: Metal  
Exterior: Mixed  
Floors: 1  
Signage: Exterior

## TRANSPORTATION:

Interstate: I-255 (12 Miles)\  
Airport: STL Airport 45 Miles

## COMMENTS:

Sale includes real estate. FF&E is negotiable. Contact Broker for equipment list. Business is operating, please do not approach the employees about the sale. Call listing broker for more information



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