

FOR SALE

1324 Jamie Lane,
Waterloo, IL 62298



7,516 SF TURN-KEY BAR/RESTAURANT

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

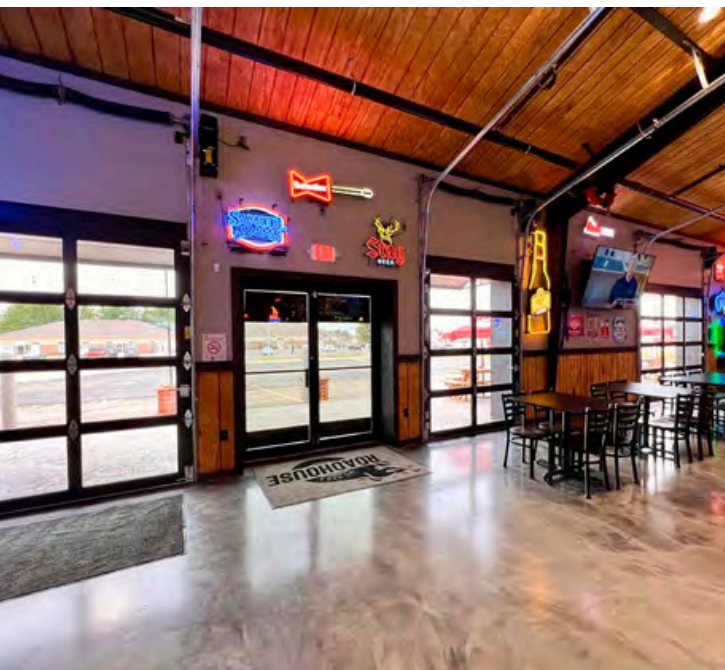


ACTIVITIES AREA

The family friendly arcade is a 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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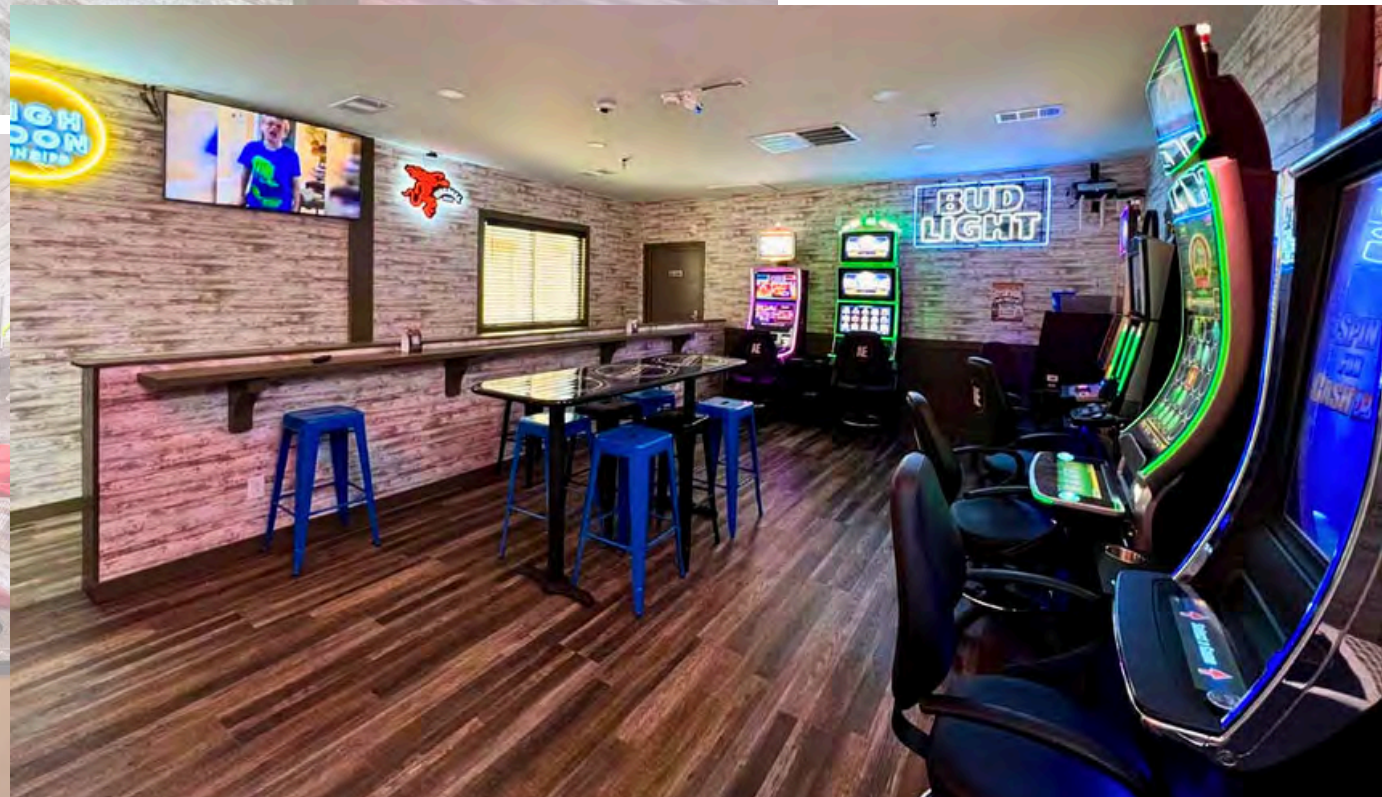
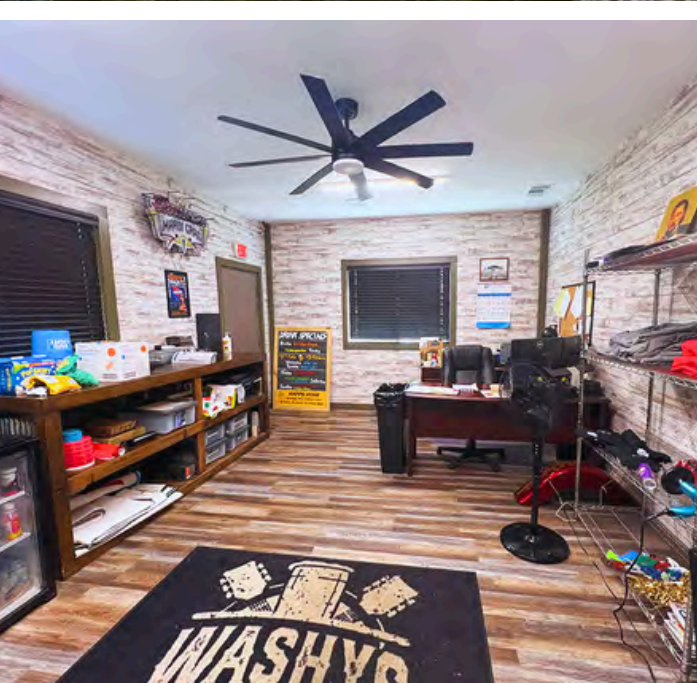


GAMING LOUNGE & OFFICE

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.





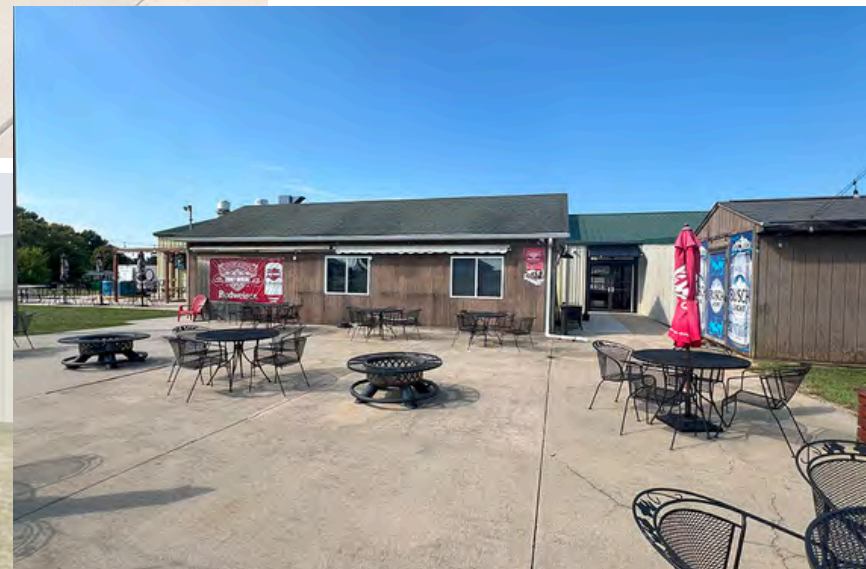
+/- 150 OUTDOOR SEATING

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.

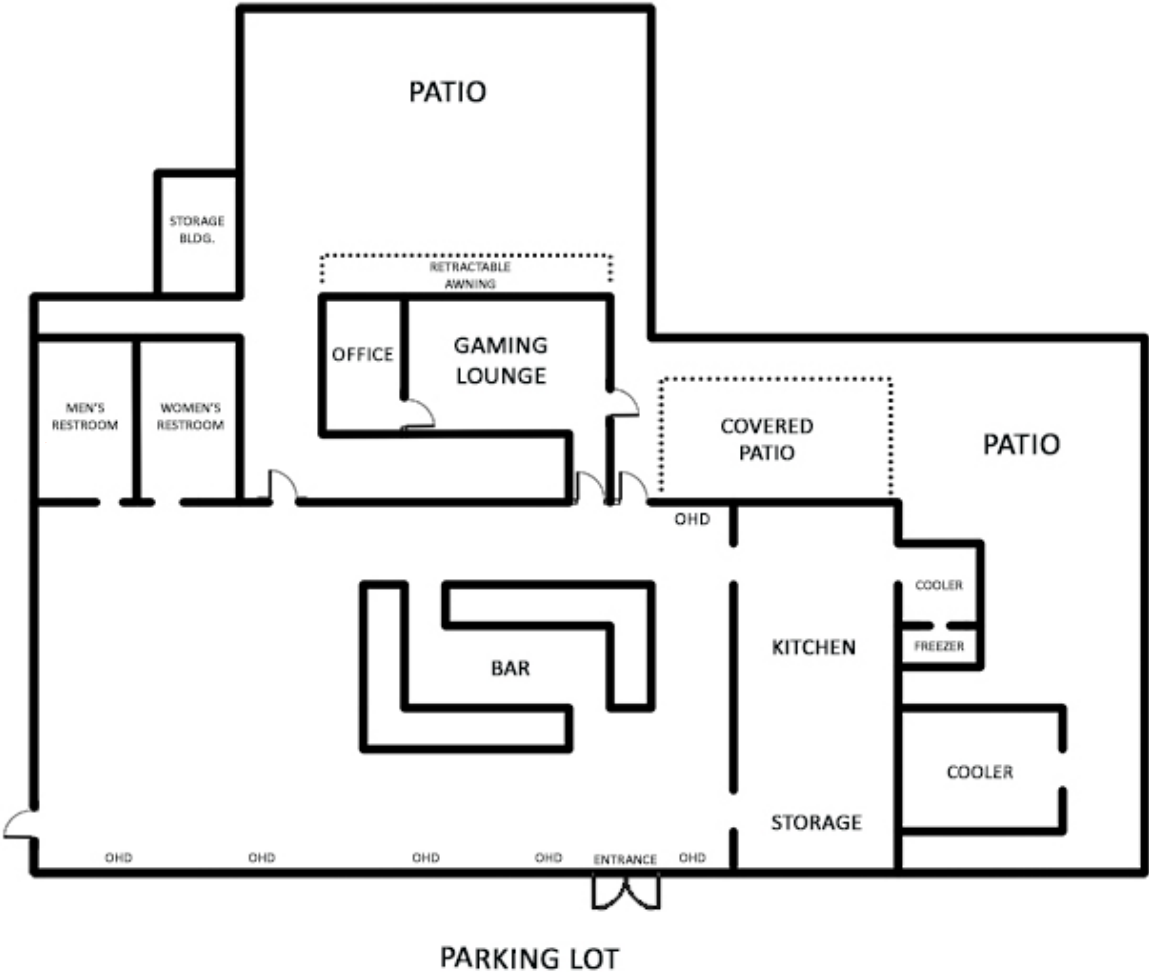
These features allow for flexible use of indoor and outdoor spaces, enhancing the venue's capacity and allows for outdoor activities



+/- 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: \$1,499,000
Sale Price/SF: \$199.44/SF
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: 7,515 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 and equipment. 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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