

FOR SALE

2524-2526 College Ave.
Alton, IL 62002



ESTABLISHED BAR & GRILL WITH GAMING

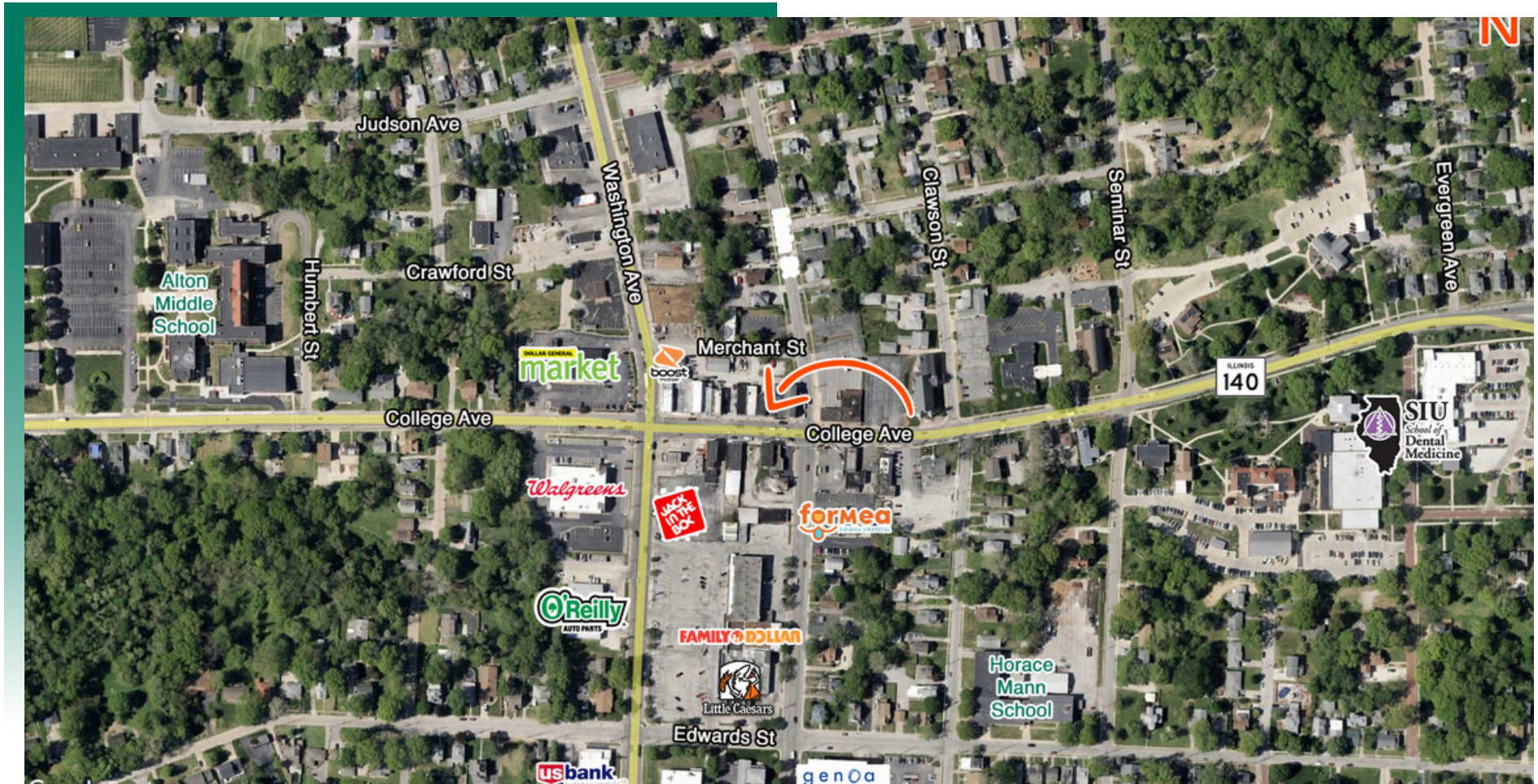
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AREA MAP

2524-2526 College Ave., Alton, IL 62002



LOCATION OVERVIEW

Located at the intersection of College Ave. and Main St. in downtown Alton. Situated 1 mile west of IL Route 3. The neighborhood offers a blend of local businesses and residential properties, contributing to a community-oriented atmosphere.

PROPERTY PHOTOS



Commercial Kitchen
Walk-in Cooler
Beer Coolers
Hardtop Grill
Charbroiler
Deep Fryer

OFFICE/RETAIL PROPERTY SUMMARY

2524/2526 COLLEGE AVENUE, ALTON, IL 62002

LISTING # 3038

LOCATION DETAILS:

Parcel #: 23-2-08-07-10-101-022.001, 022
County: IL - Madison
Zoning: C-2

PROPERTY OVERVIEW:

Building SF: 2,600
Vacant SF: -
Usable Sqft: 2,600
Min Divisible SF: 2,600
Max Contig SF: 2,600
Office SF: -
Retail SF: 2,600
Signage: Building
Lot Size: 0 SF
Frontage: 24
Depth: 82
Parking Spaces: -
Parking Surface Type: Street

STRUCTURAL DATA:

Year Built: -
Yr Renovated: 2022
Building Class: -
Ceilings: 10'
Construction Type: -



SALE/LEASE INFORMATION:

Sale Price: \$360,000
Price / SF: \$138.46

FINANCIAL INFORMATION:

Taxes: \$4,747.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 8850

PROPERTY DESCRIPTION:

FOR SALE!!! Owner is retiring!! Established Bar and grill w GAMING . The property has a commercial kitchen, Walk in cooler, reach in beer coolers, hard top grill, char broiler, deep fryer and more. Roof was replace 2020 and flooring and some joists were replaced/repared as needed in 2022. There is an additional building adjoining the bar which is used for pool tables/dart boards etc.