

FOR SALE

102-108 S. Van Buren St.
New Athens, IL 62264



5,913 SF TURN KEY MEAT MARKET

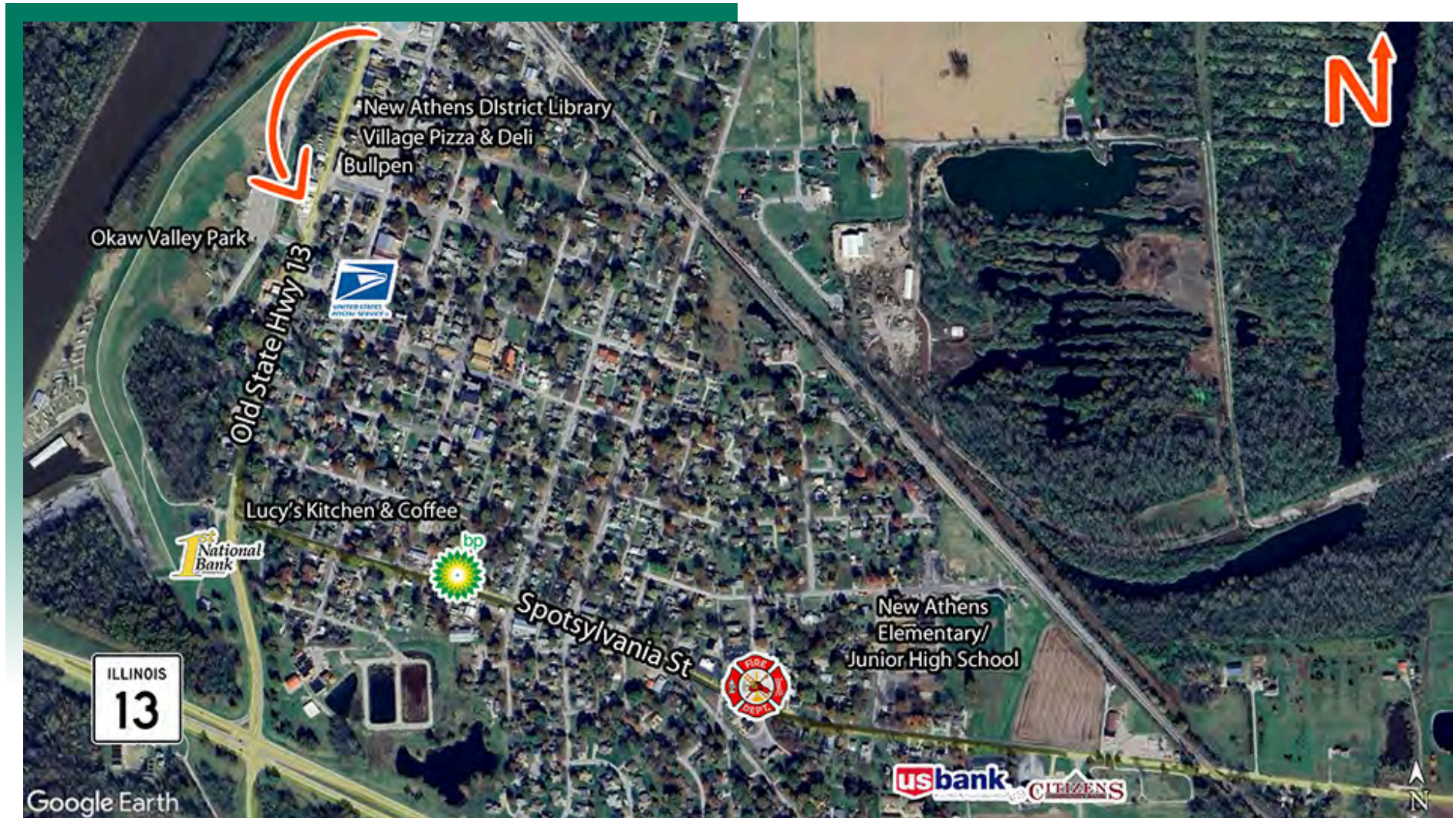
BARBERMURPHY
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AREA MAP

102-108 S. Van Buren St. New Athens, IL 62264



LOCATION OVERVIEW

Lehr's is located on S Van Buren St., one of the main thoroughfares in New Athens. Approximately a 1/4 mile from Rt 15 and in close proximity to the boat ramps in town.



**Excellent opportunity!
Formerly Lehr's Meat
Market - established by
the family in 1918.**

This is a 5,913 SF building. The building contains retail area with display case, a cattle holding area, processing room, two walk-in freezers, chill cooler, cooler, an office area, two drying rooms, two indoor smoke houses, a kill room and more. This is a highly established business with strong local roots.

- Fully equipped for meat processing or adaptation to a new use
- Turnkey facility ready for immediate operation
- Rich historical significance and community recognition

SALE PRICE: \$425,000

SITE LINKS

[Lehr's Meat Market Website](#)

[About Lehr's Meat Market](#)

PROPERTY PHOTOS

102-108 S. Van Buren St. New Athens, IL 62264



DISPLAY CASE



EQUIPMENT LIST

- Patty Machine
- 2 - Bizerba Slicers
- 3 - Freezer Units
- 2 - Cooler Units
- 1 - Kentmaster Saw #15
- 1 - Biro 44 Saw
- 1 - Biro Grinder #552
- 1 - Mainca Mixer
- 1 - Risco RS-110
- 1 - JBT (Tipper Tie) manual double clipping machine that connects to the Risco 110 vacuum stuffer
- 1 - Double Clipper
- 1 - Vac Machine MVS-52
- 1 - Vac Machine PRDMAX
- 5 - Scales
- 2 - Welzaws, CCTV
- Phones
- Printer
- CCTV

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PROCESSING ROOM



PROCESSING ROOM



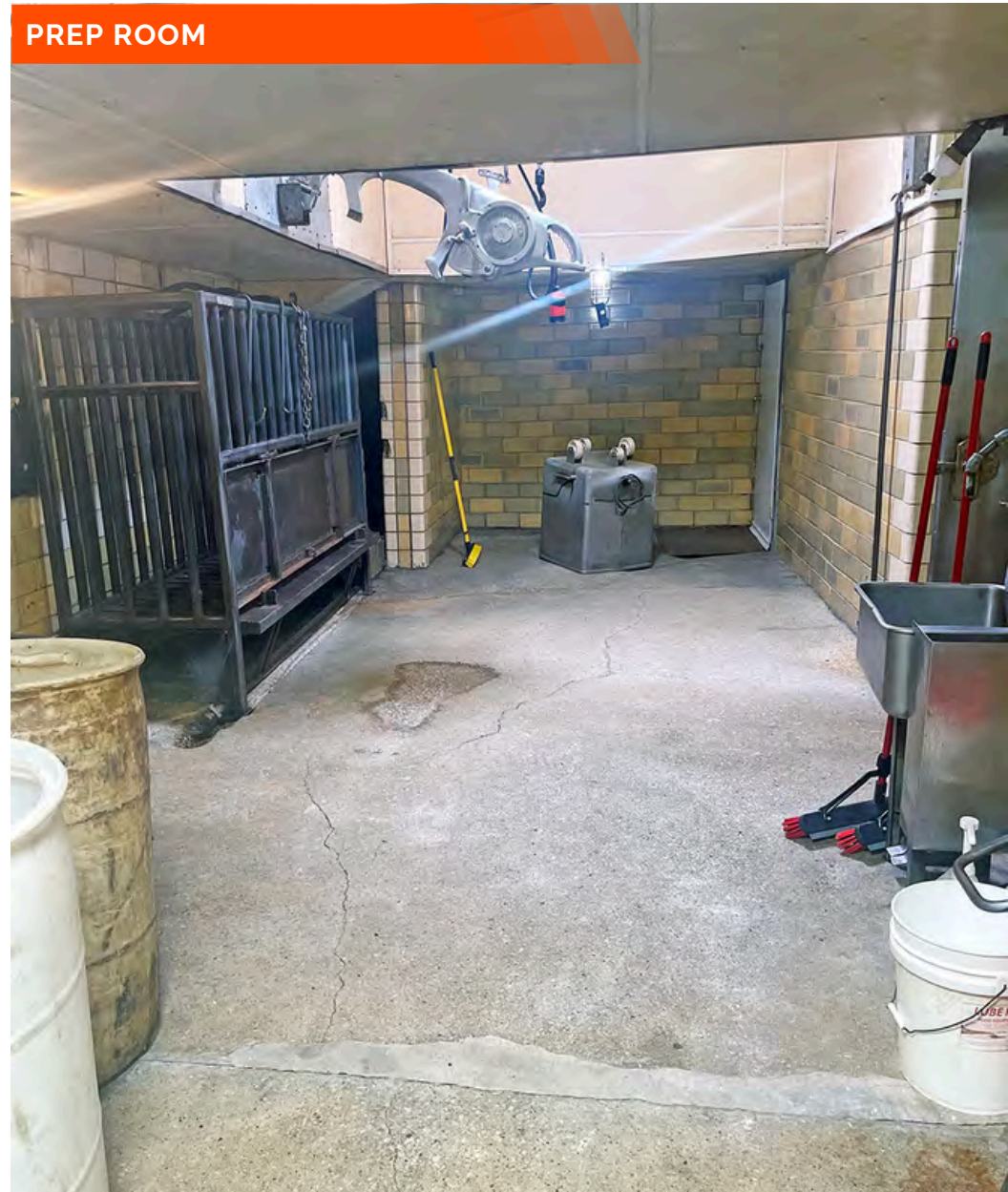
WALK IN COOLER



CATTLE HOLDING AREA

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OFFICE/RETAIL PROPERTY SUMMARY

102 SOUTH VAN BUREN STREET

LISTING # 3116

LOCATION DETAILS:

Parcel #: 18-28.0-427-002,003,005,006
County: IL - St. Clair
Zoning: B

PROPERTY OVERVIEW:

Building SF: 5,913
Vacant SF: 5,913
Usable Sqft: 5,913
Min Divisible SF: 5,913
Max Contig SF: 5,913
Retail SF: 5,913
Lot Size: 0.69 Acres
Frontage: 264
Depth: varies
Parking Spaces: 25
Parking Surface Type: gravel

STRUCTURAL DATA:

Year Built: 1956
Yr Renovated: 2024
Ceilings: 8' - 10'
Construction Type: Wood Frame

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$425,000

FINANCIAL INFORMATION:

Taxes: \$6,183.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: N/A

Property Description

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