

FOR SALE -AND- LEASE

1140 S Illinois St.
Belleville, IL 62220



1,959 SF RESTAURANT WITH DRIVE-THRU

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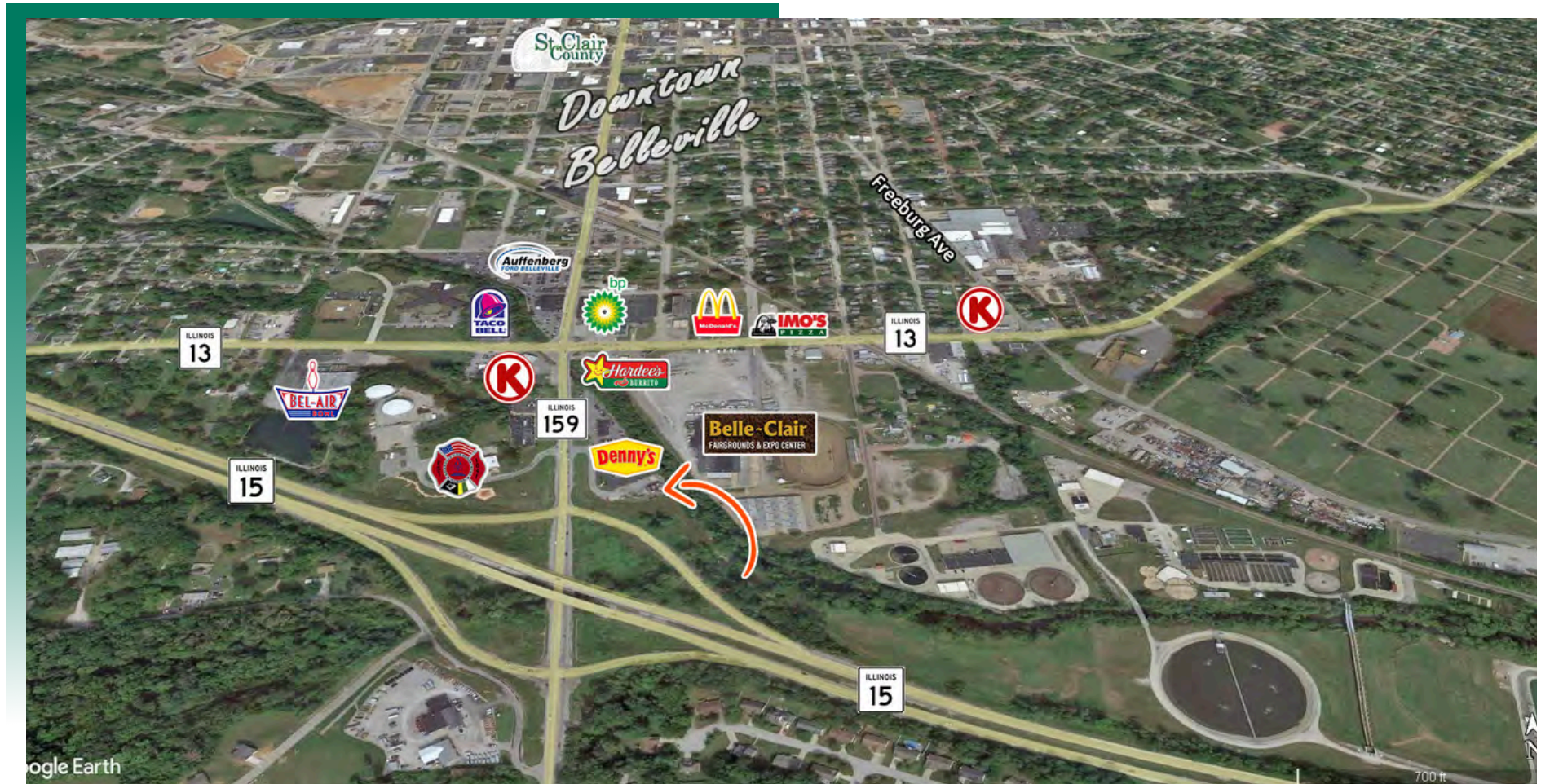
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1140 S Illinois (IL Route 159), Belleville, IL



LOCATION OVERVIEW

Located on IL Route 159 at the IL Route 15 exit. Adjoins the newly renovated and expanded St Clair County Fairgrounds. Area businesses include Denny's, Rally's, Hardee's, McDonalds and more.

OFFICE/RETAIL PROPERTY SUMMARY

1140 SOUTH ILLINOIS STREET

LISTING # 2031

LOCATION DETAILS:

Parcel #: 08-27.0-314-012 & 013
County: IL - St. Clair
Zoning: C-2 - Belleville

PROPERTY OVERVIEW:

Building SF: 1,959
Min Divisible SF: 1,959
Max Contig SF: 1,959
Retail SF: 1,959
Signage: Yes
Lot Size: 1.37 Acres
Frontage: 460
Depth: IRR
Parking Spaces: 23
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1979
Yr Renovated: 2013
Ceilings: 8'-10'
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$350,000
Price / SF: \$178.66
Lease Rate: \$21.44
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$7,063.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 16,900

PROPERTY DESCRIPTION:

1,959 SF restaurant with drive-through window, outdoor patio seating and a walk-in cooler and freezer. Telescopic signage visible on Rt 15.