

FOR SALE

101-115 E Clay St.,
Collinsville, IL 62234



INVESTMENT OPPORTUNITY: MULTI-TENANT PROPERTY

RESTAURANT, DISTILLERY, BREWERY, BEER GARDEN, LOUNGE, EVENT SPACE, SPORTS BAR, AND A BARBER SHOP

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



RENT ROLL

101-115 E Clay St., Collinsville, IL 62234

ANNUAL INCOME

\$219,320

Gross Rental Revenue

NNN ANNUAL

\$5,012

Triple Net Income

TOTAL LEASABLE AREA

17,555 SF

4 Active Tenants

OCCUPANCY

100%

Fully Leased Portfolio

TENANT LEASE SUMMARY

ADDRESS	TENANT	SF	LEAS EXP.	RENT/MO	NNN	STATUS
101 E Clay St.	The Blaylock Term, LLC	1,180	04/30/2027	\$1,376.67	\$417.93	Active
103 E Clay St.	Barber Shop	355	Month-to-Month	\$400.00	N/A	Active
103-113 E Clay St	Press House, LLC	8,450	07/07/2029	\$14,500.00	N/A	Active
115 E Clay St	Ardent Spirits	7550	Lease Back	\$2,000.00	N/A	Active
PORTFOLIO TOTALS				\$18,670.00	\$417.93	

OPERATING EXPENSES

Real Estate Taxes (Annual) **\$32,666.92**

Owner Responsibility **\$3,521.24**

Insurance (Annual) **\$31,561.00**

CAM (Estimated Monthly) **\$1,500.00**

PROPERTY NOTES

Utilities and Trash all paid by tenants

Press House, LLC leases main restaurant & bar, kitchen, meeting space, patio, sports bar & lounge, indoor event space and common areas. Additionally, 201 N Morrison St, consisting of the outdoor event space, stage/pavillion, outdoor restrooms and concession stand.

All FF&E for restaurant and distillery owned by landlord/owner.

PROPERTY PHOTOS

101-115 E Clay St., Collinsville, IL 62234

BREWERY/DISTILLERY



BREWERY/DISTILLERY



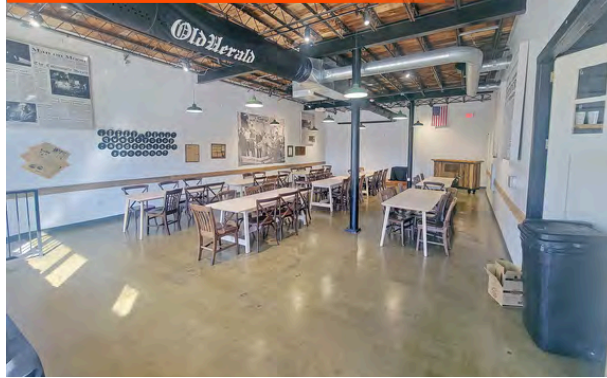
BREWERY/DISTILLERY



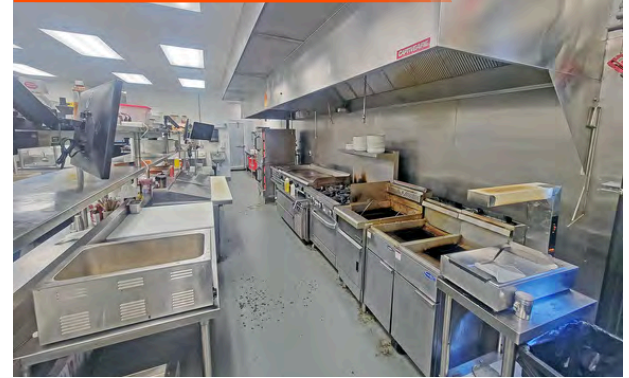
BREWERY/DISTILLERY



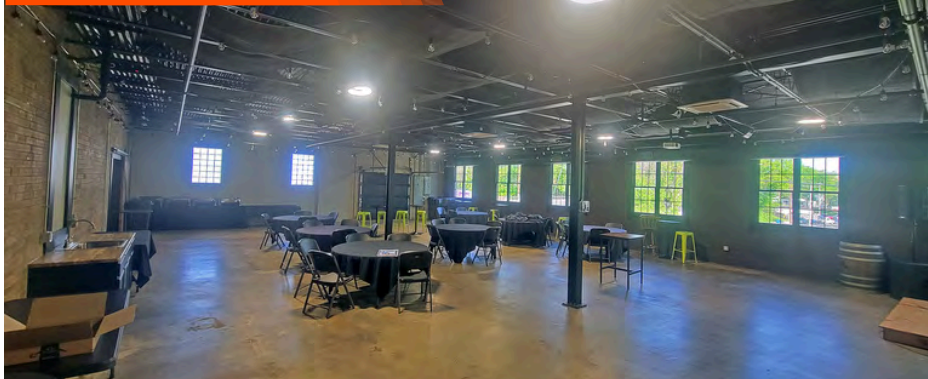
BREWERY/DISTILLERY



BREWERY/DISTILLERY



EVENT SPACE



EVENT SPACE



PROPERTY PHOTOS

101-115 E Clay St., Collinsville, IL 62234

BEER GARDEN



BEER GARDEN



BEER GARDEN



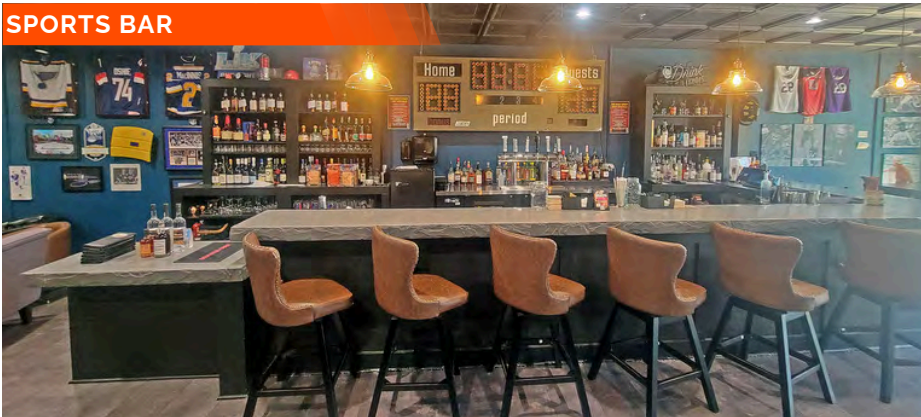
BEER GARDEN



BEER GARDEN



SPORTS BAR

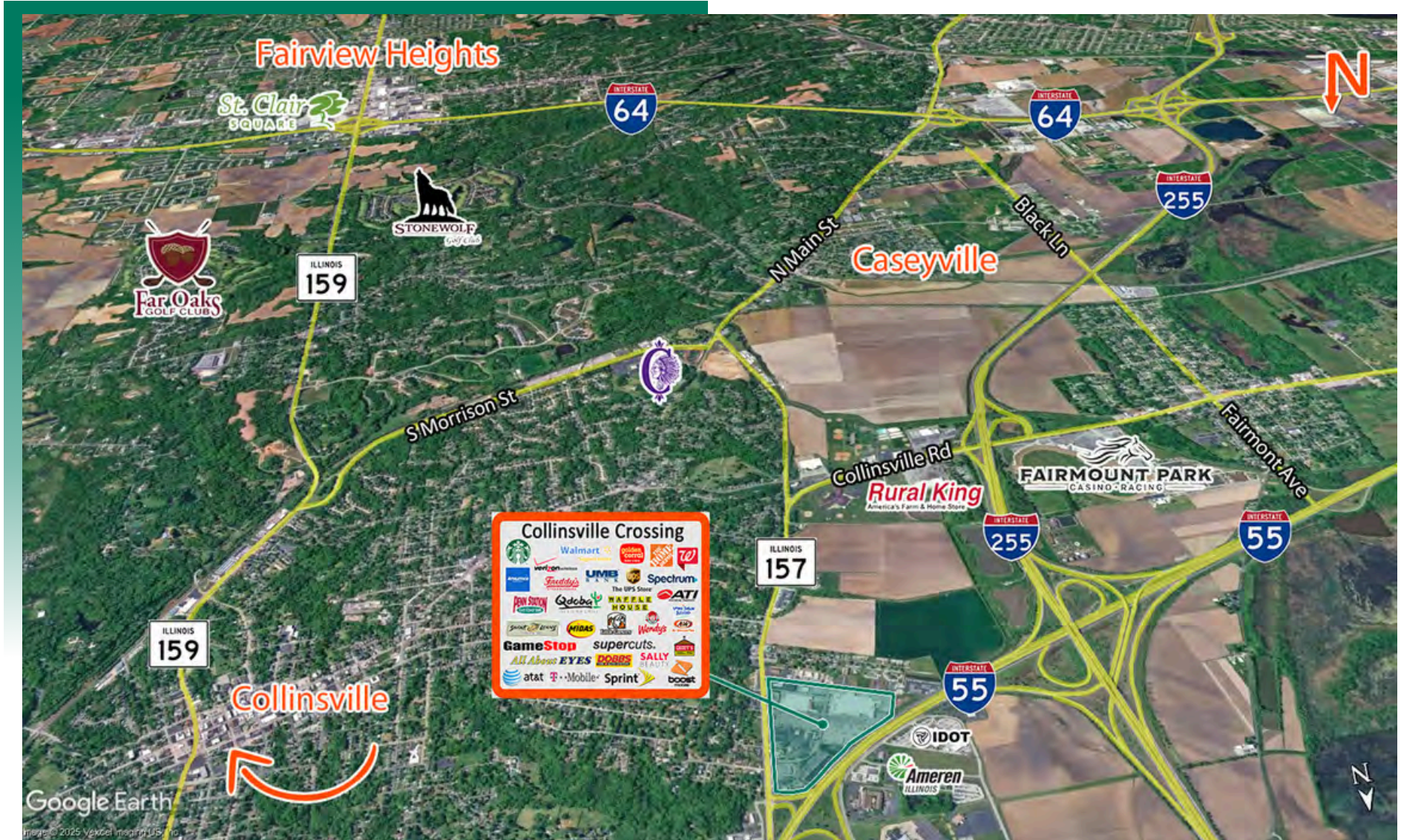


SPORTS BAR



AREA MAP

101-115 E Clay St., Collinsville, IL 62234



LOCATION OVERVIEW

One block south of Illinois 159 in Downtown Collinsville.

INVESTMENT PROPERTY SUMMARY

101-115 E CLAY ST

LISTING # 3240

PROPERTY INFO:

Parcel #: 13-2-21-33-08-202-010, 13-2-21-33-08-202-013, 13-2-21-33-08-202-011, 13-2-21-33-08-202-013.001
County: IL - Madison
Zoning: Planned Uptown Collinsville District

STRUCTURAL DATA:

Year Built: 1930
Yr Renovated: 2022
Roof: 8
Construction Type: Brick, Masonry, Stone

FACILITY INFO:

Parking Spaces: 20

LAND MEASUREMENTS:

Acres: 0.94 Acres
Frontage: 329
Depth: Varies

PROPERTY DESCRIPTION:

Multi-Tenant investment property featuring a diverse range of spaces, including a restaurant, distillery, brewery, lounge, event space, sports bar, and a barber shop. Additionally, it includes a beer garden equipped with a concession stand, restrooms, and an elevated stage.



SALE INFORMATION:

Sale Price: \$2,750,000
Price / SF: \$203.64
CAP Rate: 6.8 %
NOI: \$187,458

EXPENSES:

Taxes: \$32,666.92
Tax Year: 2025
Insurance: \$31,561
Utilities: Paid by Tenants
CAM: \$1,500

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MATT BARRIGER

Broker Associate
O: (618) 277-4400
C: (618) 973-5507
mattb@barbermurphy.com

COLLIN FISCHER, CCIM, SIOR

Designated Managing Broker
O: (618) 277-4400
C: (618) 420-2376
collinf@barbermurphy.com