

Restaurant for Sale

601 Carlyle Ave., Belleville, IL 62221



Sale Price: \$299,000

- 2,600 SF Restaurant (formerly IHOP)
- High Visibility/Traffic area with 17,500 ADT on Carlyle Ave.
- Opportunity to convert to Office or Retail
- All equipment (except leased equipment) Included
- Partial Rehab in 2017

BARBERMURPHY

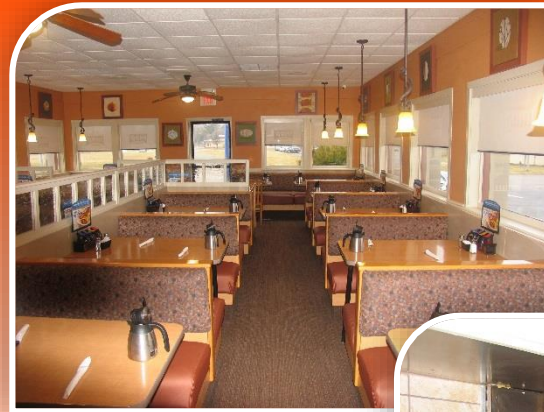
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com

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.



BARBERMURPHY



Listing No: 1819

Retail
Total SF Available: 2,600 SF
Min Divisible SF: 2,600 SF

IHOP Belleville
 601 Carlyle Ave
 Belleville, IL 62221

SALE INFORMATION:

For Sale: Yes
Sale Price: \$299,000
Sale Price/SF: \$115.00
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

2,600 SF Restaurant (formerly IHOP). High visibility/ traffic area. Opportunity to convert to Office or Retail. All equipment (except leased equipment) included. Partial rehab in 2017. Located in heavy retail area, close to Belleville East High School.

SQUARE FOOT INFO:

Building Total: 2,600 SF
Total Available: 2,600 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 2,600 SF
Retail: 2,600 SF
Min Divisible: 2,600 SF
Max Contiguous: 2,600 SF

LAND MEASUREMENTS:

Acres: 0.55
Frontage: 135 FT
Depth: varies FT

PROPERTY INFORMATION:

Parcel No: 08-23.0-305-017	TIF: No	Parking: 38
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: C-2	Survey: No	Traffic Count: 17,500
Zoning By: Belleville	Environmental: No	Property Tax: \$9,170.70
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Restaurant		

STRUCTURAL DATA:

Year Built: 1973	Clearance Min: 8'	Exterior: Stone/Siding
Rehab Year: 2017	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class:		

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johne@barbermurphy.com
 Cell: (618) 570-8344

