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



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

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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

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Listing No:	1819	
Retail		Total SF Ava
		Min Divisible

No

IHOP Belleville 601 Carlvle Ave Belleville, IL 62221

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

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For Lease:
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:
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Leasing Comments:

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

0.55
135 FT
varies FT

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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				

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.

STRUCTURAL DATA:					
Year Built: Rehab Year: Floors:	1973 2017 1	Clearance Min: Clearance Max: Floor Drains:	8' 10' Yes	Exterior: Bay Spacing: Sprinklers:	Stone/Siding
Class:	·	ee. Dramo.			

Listing Broker(s)

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

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