

# FOR SALE

601 Carlyle Ave.,  
Belleville, IL 62221



## I-HOP RESTAURANT FOR SALE

**BARBERMURPHY**  
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# AREA MAP

601 Carlyle Ave. Belleville, IL 62221



## LOCATION OVERVIEW

Located in Belleville's heavy retail area, just down the road from Belleville East High School. With tons of drive-by traffic and nearby shops and restaurants, it's a great spot for a business that wants to be seen and stay connected to the community. High visibility traffic area with 17,000 ADT on Carlyle Ave.

# PROPERTY PHOTOS

601 Carlyle Ave. Belleville, IL 62221

DINING AREA



KITCHEN



SERVE COUNTER



## PROPERTY OVERVIEW

2,600 SF Restaurant (formerly IHOP)

Opportunity to convert to office or retail

All equipment (except leased equipment) included

Partial rehab in 2017.

**SALE PRICE: \$299,000**

# OFFICE/RETAIL PROPERTY SUMMARY

601 CARLYLE AVE

**LISTING #** 1819

## LOCATION DETAILS:

**Parcel #:** 08-23.0-305-017  
**County:** IL - St. Clair  
**Zoning:** C-2 - Belleville

## PROPERTY OVERVIEW:

**Building SF:** 2,600  
**Vacant SF:** 2,600  
**Usable Sqft:** 2,600  
**Min Divisible SF:** 2,600  
**Retail SF:** 2,600  
**Lot Size:** 0.55 Acres  
**Frontage:** 135'  
**Parking Spaces:** 38  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1973  
**Yr Renovated:** 2017  
**Ceilings:** 8' - 10'  
**Construction Type:** Stone/Siding,Brick veneer

## TAX INCENTIVE ZONES:

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



## SALE INFORMATION:

**Sale Price:** \$299,000  
**Price / SF:** \$115.00

## FINANCIAL INFORMATION:

**Taxes:** \$9,170.70  
**Tax Year:** 2018

## DEMOGRAPHICS:

**Traffic Count:** 17,500

## PROPERTY DESCRIPTION:

2,600 SF Restaurant (formerly IHOP). Opportunity to convert to Office or Retail. All equipment (except leased equipment) included. Partial rehab in 2017.

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