

Former Subway for Sale or Lease

1140 & 1150 S. Illinois St. (Route 159), Belleville, IL 62220



Sale Price: \$200,000

Lease Rate: \$2,320 per Month, NNN

- 1,959 SF Retail/Restaurant Building for Sale or Lease
- Drive-Thru, Outdoor Patio and Walk-In Cooler and Freezer
- Equipment and Additional 0.96 Acres included in Sale
- Located directly off IL Route 15 Exit; Signage is visible from IL Route 15 with 23,100 ADT and 16,900 ADT on IL Route 159 (S. Illinois St.)

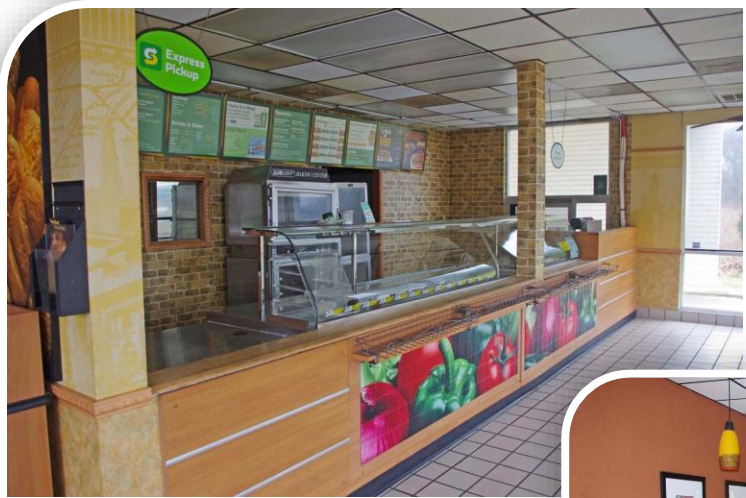
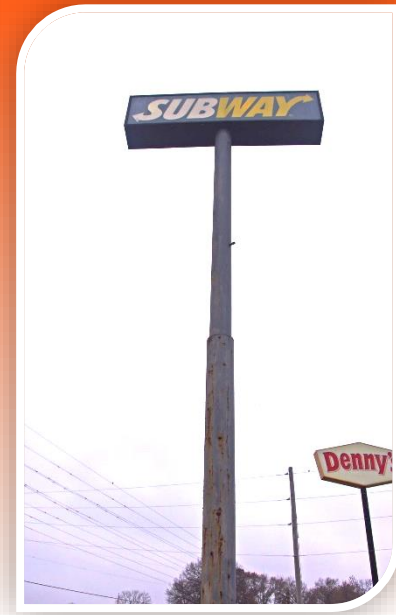
BARBERMURPHY

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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.





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Listing No: 2031

Retail **Total SF Available:** 1,959 SF
Min Divisible SF: 1,959 SF

Former Subway
1140 & 1150 S. Illinois (Hwy 159)
Belleville, IL 62220

SALE INFORMATION:

For Sale: Yes
Sale Price: \$200,000
Sale Price/SF: \$102.00
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00
Lease Type: NNN
Net Charges: \$660.00
CAM Charges:
Lease Term:

Leasing Comments:

NNN charges are maintenance of premises and mechanical, RE Taxes \$9707 yrly, Bldg Ins, refrigerated serving table W steam table,. NNN run approximately \$660 per mo

Comments

Sale or Lease. Formerly Subway Restaurant. Located on Rt 159 with Hwy 15 visibility. Equipment Stays. 1,959 SF of Retail or Office use. Located next to Denny's, St Clair Fair Grounds, Rallys, Hardees Auto dealerships and more. Good opportunity for restaurant user. Telescopic sign pole visible on rt 15, drive thru, outdoor patio, additional .96 acres, walk in cooler, walk in freezer. Good opportunity. this has been a restaurant since 1979.

SQUARE FOOT INFO:

Building Total: 1,959 SF
Total Available: 1,959 SF
Direct Lease: 1,959 SF
Sublease: 0 SF
Office: 1,959 SF
Retail: 1,959 SF
Min Divisible: 1,959 SF
Max Contiguous: 1,959 SF

LAND MEASUREMENTS:

Acres: 1.37
Frontage: 460 FT
Depth: Irregular FT

PROPERTY INFORMATION:

Parcel No: 08-27.0-314-012 & 013 **TIF:** No **Parking:** 23
County: St. Clair **Enterprise Zone:** No **Surface Type:** Asphalt
Zoning: C-2 **Survey:** No **Traffic Count:** 16,900
Zoning By: Belleville **Environmental:** No **Property Tax:** \$9,707.00
Complex: **Archaeological:** No **Tax Year:** 2017
Prior Use: Subway Restaurant

STRUCTURAL DATA:

Year Built: 1979 **Clearance Min:** 8' **Exterior:**
Rehab Year: 2013 **Clearance Max:** 10 **Bay Spacing:**
Floors: 1 **Floor Drains:** yes **Sprinklers:** no
Class:

Listing Broker(s)

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