

Turn-Key Take-Out Restaurant

204 Madison Ave., Madison, IL 62060



Sale Price: \$248,000

- 2,300 SF Restaurant – Still in Operation
- Sale Includes all FF&E
- Drive-Up Window possible
- In Business 13 years with strong following
- 3 miles from I-55/70 & I-64

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

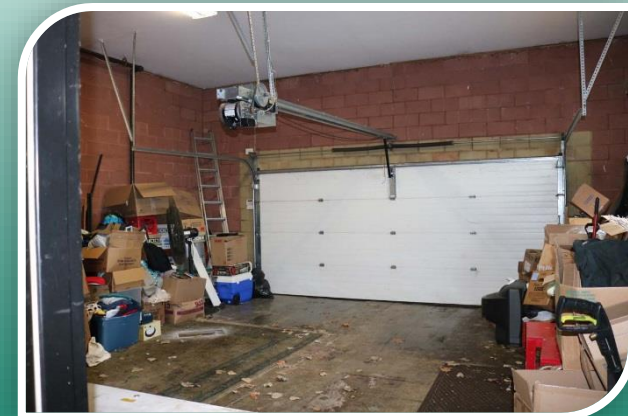
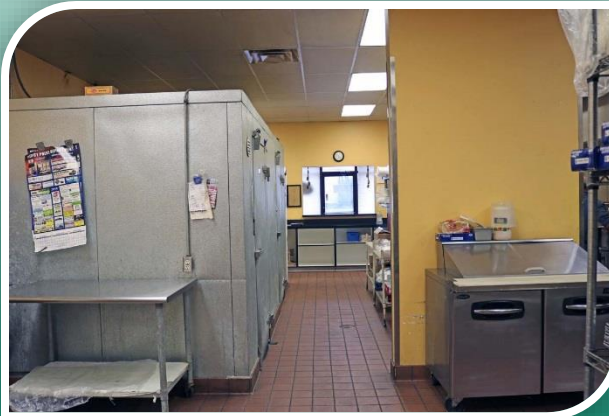
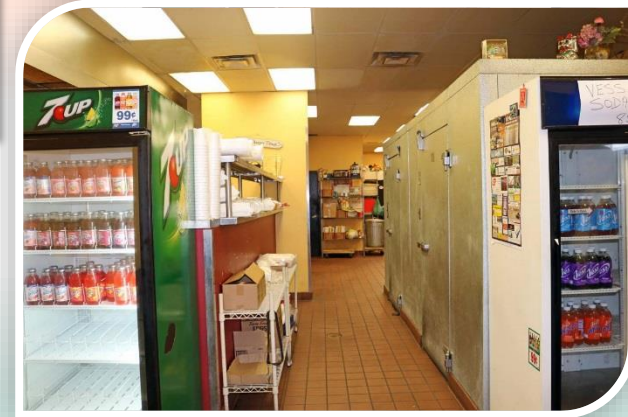
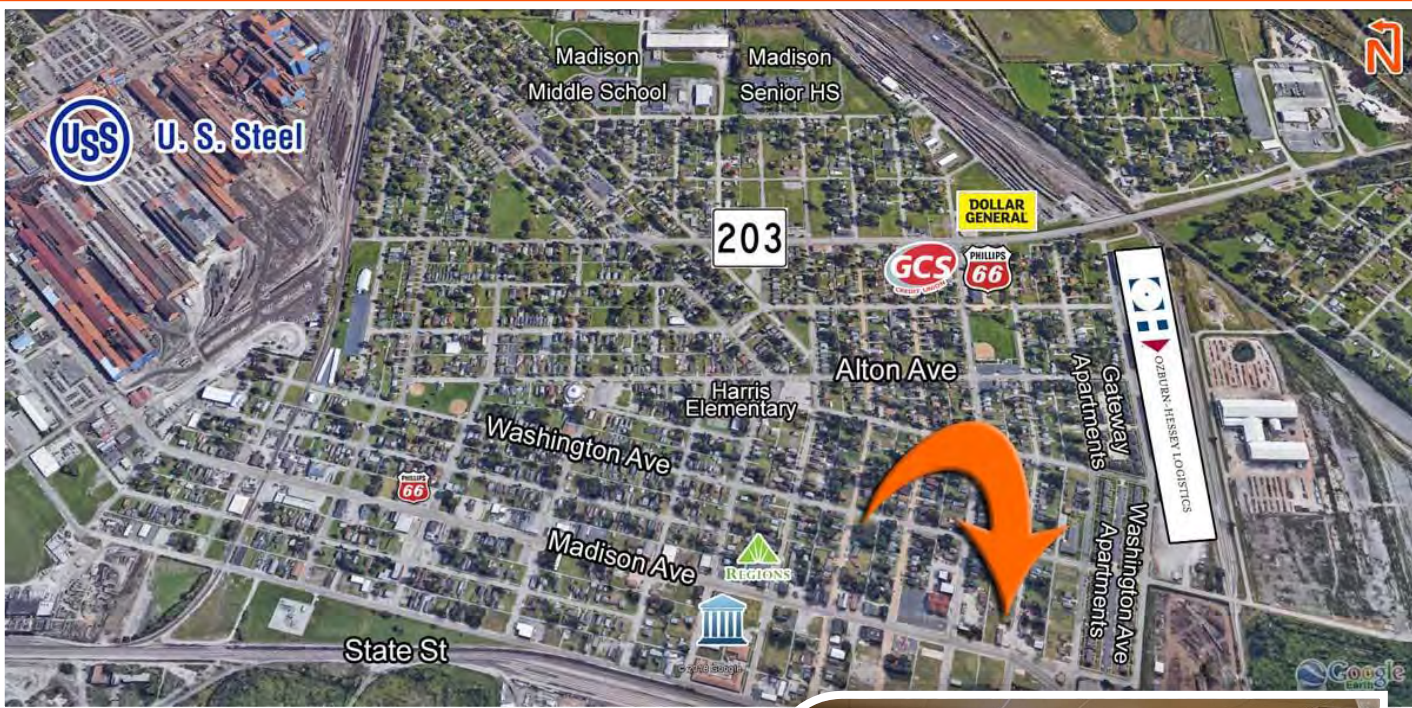
John L. Eichenlaub
C: 618.570.8344

JohnE@barbermurphy.com

Mike Durbin
C: 618.960.8675

MikeD@barbermurphy.com





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Listing No: 2071

Retail **Total SF Available:** 2,300 SF
Min Divisible SF: 2,300 SF

204 Madison Avenue
 Madison, IL 62060

SALE INFORMATION:

For Sale: Yes
Sale Price: \$248,000
Sale Price/SF: \$107.83
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Comments

2300 SF turn-key take-out restaurant. CCTV, through Madison Alarm Company, stays with building. All FF&E included with sale. List of items will be provided upon request. 0.07 acre parcel to the immediate North of the building is also available to be purchased from the Madison County Trustee's office.

SQUARE FOOT INFO:

Building Total: 2,300 SF
Total Available: 2,300 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 2,300 SF
Retail: 2,300 SF
Min Divisible: 2,300 SF
Max Contiguous: 2,300 SF

LAND MEASUREMENTS:

Acres: 0.34
Frontage: 109 FT
Depth: 138 FT

PROPERTY INFORMATION:

Parcel No: 21-2-19-25-14-304-029	TIF: No	Parking: 13
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: B-2	Survey: No	Traffic Count: 600
Zoning By: Madison County	Environmental: No	Property Tax: \$7,755.32
Complex:	Archaeological: No	Tax Year: 2017
Prior Use: Asian Takeout Restaurant		

STRUCTURAL DATA:

Year Built: 2006	Clearance Min: 7'	Exterior: Brick
Rehab Year:	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class: A		

Listing Broker(s)

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675	John L. Eichenlaub Office: (618) 277-4400 johne@barbermurphy.com Cell: (618) 570-8344
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