

RESTAURANT FOR SALE/LEASE

128 West Main St., Belleville, IL 62220



SALE PRICE: \$300,000

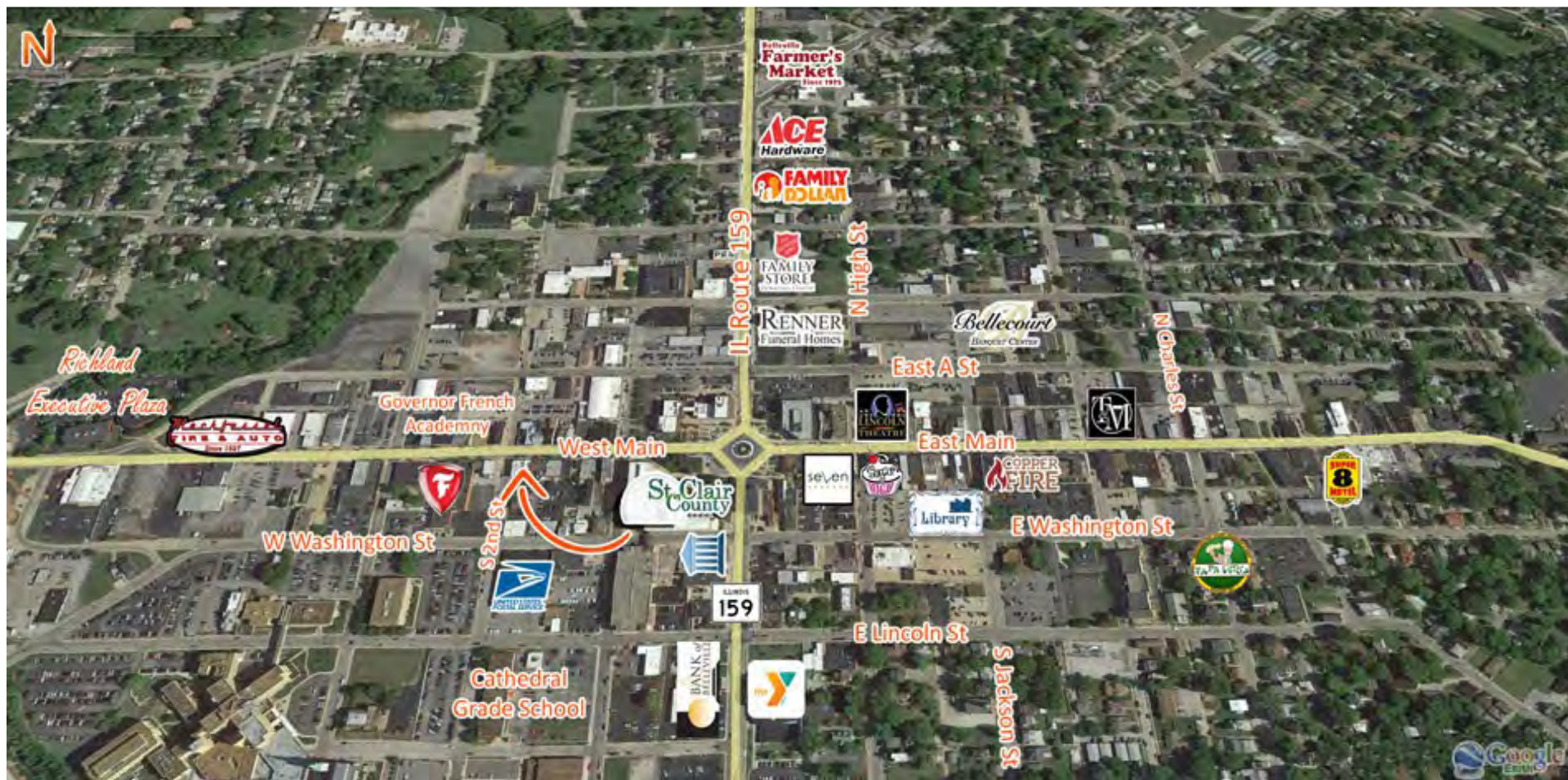
LEASE RATE: \$2,500/Month, Modified Gross

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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.



PROPERTY SUMMARY

- 1,650 SF Restaurant and 2nd Story 1,350 SF Apartment
- Highly-profitable sit-down and take-out Chinese Food Restaurant
- Patio Seating available
- Located 1 block from St. Clair County Courthouse
- All Furniture, Fixture and Equipment included in Sale



Listing No: 2544

Retail

Restaurant

128 West Main Street
Belleville, IL 62220

SALE INFORMATION:

For Sale: Yes

Sale Price: \$300,000

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$2,500.00

Lease Type: Modified Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

\$2,500 / month modified gross. 2 dedicated parking spots available in rear. All FF& E in good, working condition. Highly profitable business located 1 block off of downtown Belleville square.

Comments

1,657 SF turnkey Chinese food restaurant (sit down and take out) and business for sale in downtown Belleville. All FF& E included in sale. Full kitchen with 4 wok stations, 6 burner oven stove, prep table, 3 compartment sink, dry storage, large freezer, large refrigerator, ice machine and 16 foot hood. 1.365 SF 3 bedroom apartment available on second floor. Financials available with an executed NDA.

Total SF Available: 0 SF

Min Divisible SF: 1,365 SF

SQUARE FOOT INFO:

Building Total: 3,022 SF

Total Available: 0 SF

Direct Lease: 3,022 SF

Sublease:

Office: 3,022 SF

Retail: 1,657 SF

Min Divisible: 1,365 SF

Max Contiguous: 1,657 SF

LAND MEASUREMENTS:

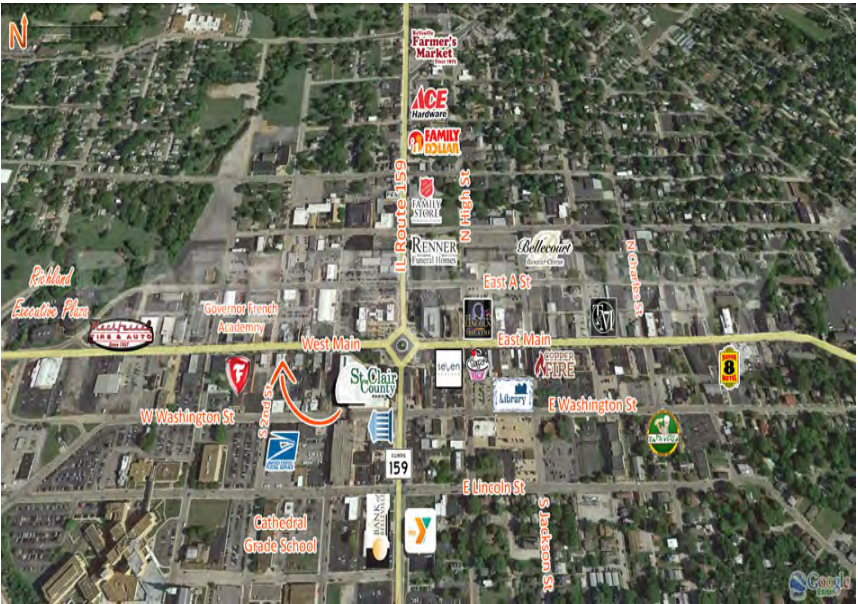
Acres: 0.05

Frontage: 20 FT

Depth: 99 FT

PROPERTY INFORMATION:

Parcel No:	08-21.0-443-002	TIF:	No	Parking:	Street - 2 reserved in back
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	C-2 Heavy Commercial	Survey:	No	Traffic Count:	5650
Zoning By:	City of Belleville	Environmental:	No	Property Tax:	\$2,226.44
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Restaurant				



STRUCTURAL DATA:

Year Built:	1847	Clearance Min:	7	Exterior:	Block / Paneling
Rehab Year:	1965	Clearance Max:	9	Bay Spacing:	
Floors:	2	Floor Drains:		Sprinklers:	No
Class:					

Listing Broker(s)

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